



HAPPY NEW YEAR



CASTRO VALLEY FORUM

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YEAR 28 WEDNESDAY, DECEMBER 28, 2016 NO. 52

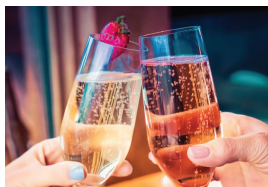
INSIDE YOUR FORUM

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PHONE: (510) 537-1792

CV's Nick Lima Signs to San Jose Quakes

The San Jose Earthquakes announced last Wednesday that the Major League Soccer Club has signed defender and Castro Valley native Nick Lima as a "Home-grown Player" to a multi-year contract.

Lima, 22, was a standout student-athlete at the University of California. He grew up in Castro Valley and attended Proctor Elementary and Creekside Middle schools, and graduated from Castro Valley High School where he was a notable two-sport athlete, excelling also in football as a running back, defensive back and kicker.

Lima says he is grateful for the education he received at the local schools.

"It has been a lifelong dream to become a professional soccer player. I am thankful for the continued support from the community of Castro Valley."

His parents, Chris and Kim Lima, and many members of his immediate family, including brothers A.J., Ben and Ken, all live in Castro Valley.

As a senior at Cal, Lima started 16 matches and scored four goals, third most on the team, en route to being named NCAA Division I Men's All-Far West Region First Team and First-Team All-Pac-12.

He was also selected as the Pac-12 Player of the Week on Aug. 29 for scoring two goals, including the game-winner, against Penn St. University.

see LIMA on page 6



PHOTO COURTESY OF SAN JOSE EARTHQUAKES

The sign at entrance of the 18,000-seat Avaya Stadium, home of the San Jose Earthquakes, greets defender Nick Lima of CV. Lima, 22, who signed a multi-year contract as a Home-grown Player with the MLS club last week, attended Proctor Elementary and Creekside Middle schools and CVHS, where he also played football. He recently graduated from UC Berkeley where he was a standout student athlete with the Cal Bears soccer team.



PHOTO COURTESY OF U.C. BERKELEY

CHP Will Be Out in Force For Holiday

The California Highway Patrol will observe the New Year holiday season with a crackdown on distracted and impaired motorists from 6:01 p.m. this Friday, Dec. 30, until 11:59 p.m. on Monday, Jan. 2.

All available personnel will be on duty during this 78-hour New Year's Maximum Enforcement Period.

Although the CHP will be focused on impaired drivers, officers will also watch for speeding, seat belts violations and distracted driving, as well as assisting the motoring public.

An estimated 80 percent of traffic accidents involve some form of driver distraction.

During last year's New Year's holiday, the CHP investigated 27 fatal collisions on California roadways. In addition, officers made more than 920 arrests for driving under the influence.

"Far too many people are killed and injured every year in collisions," said CHP Commissioner Joe Farrow. "Together, law enforcement and the public can bring an end to these preventable tragedies. Motorists are reminded to avoid distractions, drive at a safe and legal speed, buckle up and always designate a sober driver."

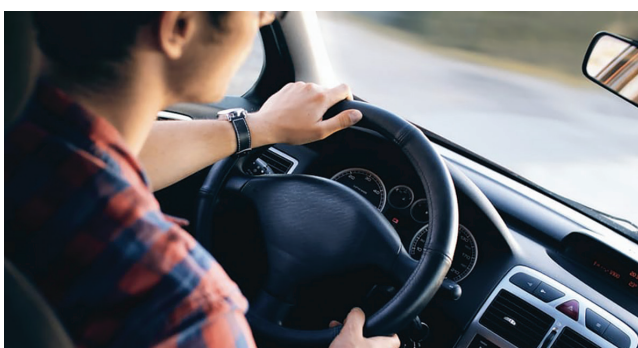
see CHP on page 3

New Year, New Driving Laws for California Motorists

With the New Year just four days away, the California Dept. of Motor Vehicles (DMV) reminds motorists of several new laws or changes to existing laws, most of which will take effect next Monday.

■ Use of Wireless Devices: Driving a motor vehicle while holding and operating a handheld wireless telephone or other communications device will be prohibited, unless it is mounted on a windshield, dashboard or center console and doesn't hinder the driver's view of the road.

The driver's hand may only be used to activate or deactivate a feature or function on the device with



the motion of a single swipe or tap of the driver's finger, but not while holding it. The law doesn't apply to manufacturer-installed systems.

■ Child Safety Seats: This law requires a parent or the driver

to properly secure a child who is younger than 2 in an appropriate rear-facing child passenger restraint system, unless the child weighs 40 or more pounds or is 3-feet, 3-inches in height.

■ Motorcycle Lane Splitting: "Lane splitting" is defined as driving a motorcycle between rows of stopped or moving vehicles in the same lane. The law authorizes the CHP to develop guidelines with specified agencies that will ensure the safety of motorcyclists, drivers, and passengers.

■ Vehicle Registration Fee: Increases the vehicle registration fee on every vehicle or trailer coach from \$43 to \$53 beginning April 1.

■ Environmental License Plate: Increases the fee for Environmental License Plates from \$43 to \$53, starting July 1, and increases the fee for the renewal,

transfer, or duplication of personalized plates from \$38 to \$43, starting Jan. 1.

■ Accident Reporting: Increases the minimum financial threshold for property damage that is required to be reported to the DMV from \$750 to \$1,000 when a driver is involved in a collision.

■ Vehicle Safety Recalls: This law requires the DMV to include a general advisory regarding vehicle recalls and needed repairs on each vehicle registration renewal notice. It prohibits a dealer or a rental car company from renting or loaning a vehicle with a manufacturer's recall no later than 48 hours
see LAWS on back page

Castro Valley Weather Dec. 28 - Jan. 1, 2017



Wednesday
Mostly Sunny
High 61° Low 42°



Thursday
Mostly Sunny
High 62° Low 43°



Friday
Partly Sunny
High 60° Low 44°



Saturday
Showers
High 56° Low 44°



Sunday
Cloudy
High 53° Low 41°

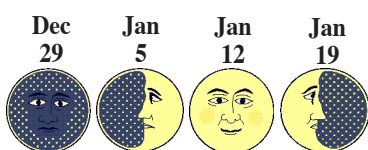
Almanac



Past Week's Rain: 01.00
Season To Date: 11.91
Normal To Date: 08.40
Season Average: 21.22

Sun sets at 4:58 p.m. today, rises at 7:23 a.m. Thursday.

Moon Phases



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CV Native Frank J. Cepollina to Retire From NASA Next Week

AT TIMES, Frank J. Cepollina imagined what it would be like to retire from NASA, return to Northern California where he was raised, and relax.

Next Tuesday, after more than 56 years as an engineer and inventor with the space agency, that retirement will become a reality for Cepollina, who was born in Castro Valley in 1936.

Cepollina was officially inducted into the National Inventors Hall of Fame in May 2003 for his pioneering work on U.S. satellites while they were in orbit.

Among his tasks as Project Manager for Satellite Servicing were repairs on the Hubble Space Telescope. Having worked on the development of its design, Cepollina knew the Hubble's systems well and was later to identify and fix a flawed mirror in its telescope as it was in orbit 375 miles above Earth.

Cepollina, known as "Cepi" to

his co-workers, led other repair and improvement missions for Hubble in 1997, 1999, 2002, and 2009. These added newer technologies such as improved cameras, solar arrays, and improved processors.

His work has led to developments in other industries, including a method of detecting breast cancer as well as more powerful microchips.

Highly respected, he was not always in agreement with co-workers. According to Wikipedia, "his is organizational leadership style has been compared to that of Al Davis of the National Football League's Oakland Raiders."

Recently, in an internal memo, he told his staff "I decided to submit my papers and will retire on January 3, 2017."

Away from NASA, Cepollina models O-gauge railroads. "I've found great satisfaction in this hobby for more than 40 years," he says. "And it's a nice escape from the daily grind."

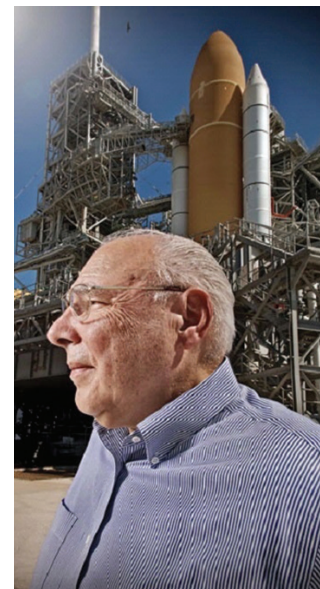


PHOTO COURTESY OF NASA

Castro Valley native Frank J. Cepollina will retire from NASA next Tuesday after more than 56 years as an engineer and inventor for the space agency.

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PHOTOS BY EDWARD GERVASONI

FedEx Driver Injured

The driver of a Federal Express truck was hospitalized on Friday after he lost control of his truck, smashing through a gate at Fox Ridge and Stanton Ave., crossing both lanes, knocking down a wall and hitting a utility pole, stopping the vehicle. The accident occurred at noon.



SHERIFF'S REPORTS

COMPILED BY MICHAEL SINGER • SPECIAL TO THE FORUM



Too Much Merry

Sunday, December 25: at 8:30 p.m., Sheriff's deputies arrested a 54-year-old woman from Oakland on suspicion of public intoxication. The woman was hanging around Eden Medical Center on Lake Chabot Road when security noticed she was having a hard time standing up. The woman was also found to have a warrant issued for her arrest. Deputies took the woman to Santa Rita Jail pending \$10,000 in bail.

Joy Ride Ends In Two Arrests

Saturday, December 24: at 5:15 a.m., two men with active warrants for their capture were arrested on charges related to a stolen vehicle. Deputies stopped the car outside a home on Rizzo Avenue near Orange Avenue. The driver, a 36-year-old man from Stockton (San Joaquin County) was charged with possession of a stolen vehicle, driving a stolen vehicle, evading arrest, driving the opposite direction, felony burglary, possession of burglar tools, and violating the terms of his probation. The passenger, a 37-year-old man with no permanent address, was charged with violating the terms of his probation and a violating the terms of a court-issued restraining order. The men were taken to Santa Rita Jail. The driver faces \$2.2 million in bail. The passenger faces \$20,000 in bail.

Drunk on the Corner

Saturday, December 24: at 4:35 p.m., deputies arrested a 50-year-old man from Castro Valley on suspicion of public intoxication. The man was hanging around the corner of Wisteria Street and Somerset Avenue when deputies approached him for questioning and reported the man was intoxicated. The man was also wanted as part of a warrant issued for his arrest. Deputies took the man to Santa Rita Jail pending \$5,000 in bail.

Stolen Car

Saturday, December 24: at 5:32 p.m., a 29-year-old woman from Hayward was arrested on suspicion of possession of a stolen car. Deputies pulled the woman over into a parking lot on the corner of Castro Valley Boulevard and Marshall Street after noticing the car's turn signal was not working. An identification check of the woman found the woman had an active warrant for her arrest for violating the terms of her parole. Deputies took the woman to Santa Rita Jail pending \$10,000.

Closing Time

Friday, December 23: at 1:34 p.m., deputies arrested a 43-year-old man from Baxter, Minnesota on suspicion of failure to leave a business after repeated requests from the owner. The man had been sitting for hours at a donut shop on Castro Valley Boulevard near Park Way when he was asked to leave by the manager as the store was closing early for the holiday. When the man refused, the manager called the Sheriff's department. The man was taken into custody.

Stubborn Customer

Friday, December 23: at 11:59 p.m., a 30-year-old man from Castro Valley was arrested on suspicion of failing to leave a business after repeated requests by the manager and violating the terms of his parole. Deputies were called to a grocery store on Redwood Road near Castro Valley Boulevard after the man was found sleeping in the coffee area and refusing to leave the store. The man also had a warrant issued for his arrest. Deputies see **REPORTS** on page 11

CHP: Automotive Incidents

continued from front page

In addition to fatalities and injuries, more than 1,700 vehicle-caused incidents this year have caused power outages across PG&E's 70,000-square-mile service area from Eureka to Bakersfield, impacting nearly 693,000 homes and businesses. These outages can interrupt electric service to important facilities such as hospitals, schools and traffic lights.

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Sunday / Monday, January 1-2 New Year's Day Schedules

- **Government:** New Year's Day will be observed as a federal, state, county and city holiday on Monday, Jan. 2. Except for emergency services, all government offices will be closed. The U.S. Postal Service, however, will be making some package deliveries.
- **Stores, Offices, Restaurants:** Some supermarkets, restaurants and pharmacies will be open, but may be operating on a shortened schedule, so plan ahead for food and medical needs. All banks and nearly all business offices, including the Forum office in San Leandro, will be closed on Monday, Jan. 2.
- **Public Transit:** BART trains and AC Transit buses will operate on a normal Sunday schedule on Monday. For other transit schedules (ferries, etc.), visit transit.511.org/schedules/holiday.aspx
- **Garbage Collection:** Recycling, organics, and garbage collection services will occur on the regular schedule by Waste Management of Alameda County, Inc. (WMAC). For solid waste service questions, please call WMAC at (510) 537-5500 (residential) or (510) 613-8700 (commercial/business). WMAC offices will be open Friday, Dec. 30 and Monday, Jan. 2.
- **Castro Valley Sanitary District (CVSan)** offices will be closed Friday, Dec. 30, through Monday, Jan. 2. Call 510-506-5821 for sewer emergencies. For information regarding CVSan services and programs, visit www.cvsan.org.

● Saturday, December 31: Pets Available for Adoption

Dusty Paws Rescue will show available animals for adoption from 1 to 4 p.m. this Saturday, Dec. 31, at Pet Food Express, 3385 Castro Valley Blvd. Check www.dustypawsrescue.org for available animals.

● Tuesday, January 3: Buon Tempo Club Family Dinner

The Buon Tempo Club will have a six-course Polenta/Chicken Dinner prepared by John Tandi and his team at 7 p.m. Tuesday, Jan. 3, at Transfiguration Church, 4000 East Castro Valley Blvd. Everyone is invited. For reservations (\$15 for members or \$20 for guests), call 510-483-6929. The deadline for reservations is this Friday, Dec. 30.

● Tuesday, January 3: CV Sanitary District Meeting

Castro Valley Sanitary District (CVSan) will hold its monthly Board Meeting at 6:30 p.m. on Tuesday, Jan. 3, in CVSan's Board Room, 21040 Marshall Street. Visit cvsan.org/BoardAandM for the agenda.

● Tuesday, January 3: Ohlone Audubon Meeting

East Bay Regional Park District Wildlife Ecologist Steven Bobzien will kick off our 2017 meetings with a talk about the use of remote cameras to document vertebrate diversity, and carnivore abundance and behavior in Sunol-Ohlone Regional Wilderness. No admission is charged and refreshments will be served. For more information go to the website www.ohloneaudubon.org

● Thursday, January 5: Parkinson's Support Group Meeting

The San Leandro Parkinson's Support Group will be holding its monthly meeting at 10 a.m. on Thursday, Jan. 5, at the San Lorenzo Community Church, 945 Paseo Grande in San Lorenzo. There will be an open discussion. For information call Lona White at 510-276-3119.

● Friday, January 6: Eden Area Village

Eden Area Village is developing a non-profit membership based neighborhood "Village" that will help people in the Castro Valley, Hayward, and the San Lorenzo areas stay in their homes as they age. Public outreach meetings are held the first Friday of each month at 2 p.m. at Hayward City Hall. Next meeting is Friday, Jan. 6.

● Saturday, January 7: Getting Published

You wrote a book – now what? Four local writers will share how they navigated the publishing world at 11 a.m. on Jan. 7 at the Castro Valley Library. Learn how they have worked with agents and publishers to get their work to bookstore and library shelves. You'll leave with a wide range of perspectives on the business of being an author and how to keep growing as a writer. Featured writers are: poet and fiction writer Giovanna Capone; Karin Kallmaker author of lesbian fiction; mystery writer Camille Minichino; and Mark Cotta Vaz author of movie companions. No tickets are required for this free library event.

● Sunday, January 8: Meet a Real Maasai Warrior

Meet Maasai Warrior Sabore Ole Oyie and hear about his life growing up in a small village in the Maasai Mara amongst the wild animals of Kenya, from 2 to 4 p.m. on Sunday, Jan. 8, at the Hayward Arts Council, 22394 Foothill Blvd. in Hayward. The community is invited to join this fun event, which includes a silent auction, raffle prizes and a meet and greet photo opportunity with Sabore. For adults and children alike! Maasai jewelry and gifts for sale as well. All proceeds and donations support the nonprofit "saboreswell.org"

REGULAR GOVERNMENT MEETINGS

- Castro Valley Municipal Advisory Council (MAC) meets on land-use issues on the 2nd and 4th Mondays of the month, and holds general purpose meetings on most 3rd Mondays. Meetings are at 6 p.m. at the Castro Valley Library Chabot Room, 3600 Norbridge Avenue.
- Castro Valley School Board usually meets at 7 p.m. on the second and fourth Thursdays of the month at 4400 Alma Ave.
- Castro Valley Sanitary District (CVSan) meets at 6:30 p.m. on the first Tuesday of the month at the District Headquarters, 21040 Marshall St.
- Alameda County Board of Supervisors meets every Tuesday at 10:45 a.m. in the Supervisors Chambers at the County Administration Bldg., 1221 Oak St. in Oakland.

● Saturday, January 14: Crow Creek Restoration

Everyone is invited to join the Friends of San Lorenzo Creek for a morning of work to plant native vegetation and restore habitat on Crow Creek in Castro Valley. The goal is to plant 3,000 native plants! Come Saturday, Jan. 14, 9 a.m. to noon. Sponsored by The Restoration Trust, Friends of San Lorenzo Creek, and Hands-On Conservation. RSVP at goo.gl/forms/WB7XzVt8HBW3jITo1. For questions call Emily at 510-622-8110.

● Saturday, January 14: 'Living with Dementia' Class Offered

Caring for a family member with dementia can be challenging and sometimes overwhelming. To help give caregivers a better understanding of the disease and the needs of patients who suffer from it, Hope Hospice presents "Living with Dementia" from 9:45 a.m. to noon on Saturday, Jan. 14, at Hope Hospice, 6377 Clark Ave., Suite 100, Dublin (2nd floor conference room). Register at HopeHospice.com or contact Debbie Emerson at debbiee@hopehospice.com.

● Sunday, January 15: Mass for Martin Luther King Feast

All Saints Episcopal Church at 911 Dowling Blvd. in San Leandro will commemorate the Feast of the Rev. Dr. Martin Luther King, Jr. with a special mass at 10:15 a.m. on Sunday, Jan. 15, which will include African American Spirituals and a mass setting drawing from the African American tradition. All are invited to this festive service! For more information visit www.saintsalive.net

The Week Ahead

● Saturday, December 31: Ambrosia New Year's Eve Concert

Say goodbye to 2016 and welcome in the New Year with the six members of '70s prog rockers "Ambrosia," well-known for their radio hits and multiple Grammy nominations, presented by Curtain Call Performing Arts at San Leandro's Historic BAL Theatre on Dec. 31. Smash Hits include "Biggest Part Of Me," "How Much I Feel," and "Holdin' On To Yesterday." Two shows – at 7:30 p.m. and 9:30 p.m. Get tickets now (\$50, \$60, \$100) at www.BALTheatre.com! VIP tickets include a Meet and Greet.

CASTRO VALLEY FORUM CASTROVALLEYFORUM.COM

ESTABLISHED: 1989 • CIRCULATION 22,500
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Published every Wednesday by EastBay Publishing Corp.
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Lima: 'A Great Addition to the Quakes'

continued from front page

"We're very excited to add a promising young player like Nick to our roster," said interim general manager Chris Leitch. "We have worked closely with Nick since he was in high school, through his time at Cal and with the First Team and PDL (Premier Developmental League). He will make a great addition to the Quakes' talented young core."

In 2015, Lima received NCAA Division I Men's All-Far West

Region First Team and First-Team All-Pac-12 honors after starting all 17 of Cal's matches, tallying two goals and four assists while helping keep four shutouts.

He was also named Honorable Mention All-Pac-12 as a sophomore in 2014. During his four years with the Golden Bears, Lima made 51 starts in 70 total appearances and tallied six goals and nine assists.

"From what I've seen of Nick, both at Cal and in training ses-

sions with the First Team, he's capable of playing both sides of the field and likes to get forward and attack," said Earthquakes head coach Dominic Kinnear. "He has a great competitive spirit and we're very excited to see him in preseason with us in the coming months and beyond."

Lima joins midfielder Tommy Thompson as the only two Homegrown Player signings in Earthquakes' history.

The Homegrown Player Rule, created in 2008, allows MLS teams to sign local players from their own development academies directly to first team rosters. Formerly, every player had to be assigned through one of the existing player allocation processes, such as the MLS SuperDraft.

The Earthquakes began play in 1996 (originally as the San Jose Clash) as one of the charter clubs of the league. The club took part in the first game in MLS history, defeating D.C. United 1-0.

For more information about the Earthquakes, including schedules and tickets, visit www.sjearthquakes.com

School Board Hires its Construction Director

The Castro Valley School Board last week hired Sharon Trieu-Quince as the Director of Facilities and Construction.

Trieu-Quince, who holds a Bachelor's Degree in Architecture from UC Berkeley, will be lead administrator on the \$123-million Measure G General Obligation Bond recently approved by Castro Valley voters.

She has had more than eight years of experience managing similar projects in the San Francisco School District.

"Ms. Trieu-Quince is a great addition to our team," said School Superintendent Parvin Ahmadi. "She comes to us with great experience and expertise, and we welcome her as we begin to implement Measure G."

HOLIDAY TREE COLLECTION

January				
M	T	W	Th	F
2	3	4	5	6
9	10	11	12	13

- Place trees next to carts for pick-up on your regular collection day.

- Please remove ornaments, tinsel, nails, and stands. Cut tall trees into lengths no larger than 6 feet.

- Flocked trees will be collected, but not composted.

- Multi-family residents: Place in general collection area.



Questions? Contact Waste Management of Alameda County, Inc. at (510) 537-5500.

OTHER HOLIDAY RECYCLING TIPS & REMINDERS:

- Save holiday bows and ribbon and reuse them next year.
- Save foam packaging pellets and use them in the next package you send out.
- Recycle wrapping paper in the blue recycling cart or white recycling bin.
- Compost uneaten holiday leftovers (all food scraps and food-soiled paper) in the green organics cart.

For more great tips, visit www.calrecycle.ca.gov/publiced/Holidays/

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This ad was funded by WMAC Public Education Funds



ATHLETES OF THE WEEK



CV Soccer Club's U16 Girls Green Team

This week's Athletes of the Week are the members of the Castro Valley Soccer Club's U16 Girls Green team who made a great showing during the National Premier League (NPL) Fall Showcase in Davis.

With just 6 points separating first and seventh place in the NPL2 division heading into the weekend, coach Garry Agnew's U16 Girls Green leapfrogged San Jose's Vision Academy and earned a promotion to NPL1 for the upcoming Spring season – the only promotion awarded to the nine teams from their division.

They cleared the way with a decisive 7-1 victory over San Ramon FC NPL on Saturday, goals

by Tanya Brouse, Elma Sabanovic and Yasmeen White.

Followed by a division title clinching 1-0 win over De Anza Force North on Sunday with the winning goal scored by Ava Marrama.

Shown above, back row from left, Assistant Coach James Stambaugh, Ava Marrama, Audrey Vance, Elma Sabanovic, Marissa Lema and Tanya Brouse; middle row, Itxcia Martinez, Alex Carpio, Myla Ogle, Gabby Vinciguerra, Kalei Stambaugh and Eliza Zamudio; front row, Emma Yin, Ria Panjwani, Kennessey Irvin and Lekeila Lunt. Not pictured, Yazmeen White and Head Coach Garry Agnew.

CASTRO VALLEY INDEPENDENT SPORTS LEAGUE



**Youth Baseball and
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www.CVSPORTSLEAGUE.org



Castro Valley Little League Registrations

Baseball

Castro Valley Little League will hold registrations for boys and girls ages 4 to 16 for the Spring

2017 Season from 6:30-8:30 p.m. tomorrow, Dec. 29, in the Multi-Purpose Room at Creekside Middle School, 19722 Center

Street. For more information about Castro Valley Little League, visit: www.castrovalleylittleleague.org/ registration



PHOTO BY JIM PHILLIPS

Grand Prix Cross Country Winners

These four Castro Valley Track Club (CVTC) cross country athletes (from left) Lucas Chaney, Anna Dughi, Maya Dughi, and Ryan Gauuan shown holding their Grand Prix awards, won for placing among the top youth cross country athletes in the Pacific Association for their combined results in six races throughout Oct. and Nov. The Dughi twins and Gauuan attend Independent Elementary School. Each of these 4, along with CVHS freshman, Seth Miu, qualified to compete for CVTC on December 10 at the USATF National Junior Olympic Cross Country Meet in Hoover, Alabama.

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Rough Out Your Maintenance Calendar

By Samantha Mazzotta
Special to the Forum

While many home maintenance tasks are better performed at specific times of the year, damage should be repaired as soon as possible, particularly to a home's exterior.

That certainly means a DIYer may find himself or herself tacking down a replacement shingle in frosty weather.

But, say that several damaged shingles need to be replaced, or the gutter is in good shape but just needs some cleaning and a patch or two. More extensive maintenance and repairs should take place in warm months, so that patching material and roofing cement can cure properly.

That's why now, at the start of the new year, is a good time to rough out a home maintenance calendar. It doesn't have to be precise — you don't have to block out exact days (unless you want to) — but breaking down certain tasks by month, quarter or season can really keep your maintenance on track.

January and February, with cold temperatures, dormant plants and few holiday get-togethers to worry about, are good months to reorganize the workshop or garage, sharpen tools and mower blades, and draw up a budget for maintenance or improvement projects.

March through early May gets busier. Late pruning of shrubs and trees needs to be done before the last frost. Garden soil needs to be turned, fertilizer put down and lawns' bare spots reseeded. Exterior damage that didn't need immediate attention should be repaired now. Air-conditioning systems need their annual check-up by a professional.



January and February are good months to reorganize your workshop or garage.

The hot summer months, June through early September, are prime time for both exterior and interior maintenance and repair. Painting and remodeling are easier with the windows thrown open to allow fresh air in. Roofing cement cures properly. Balance all this with regular lawn care, and it's a busy time.

By late September, heating-system inspection and chimney cleaning need to be scheduled or completed — ahead of the inevitable rush that comes during the first big cold snap. Gardens are harvested and lawns prepared for the cold months. Up north, it's time to put away lawn-care tools and set out marker stakes to keep plow trucks from churning up the lawn edges.

So, while you're making more detailed resolutions to take care of yourself and your family as the year begins, remember to make plans to take care of your home, too.

Home Tip: Home-improvement stores often offer seasonal maintenance tips, and your computer's office software may include a

maintenance calendar template to help you get organized.

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RECENT HOME SALES

Castro Valley

22466 Cameron Street	94546	\$549,000	3 BD - 1,546 SF - 1951
21071 Gary Drive #112	94546	\$410,000	2 BD - 1,118 SF - 1980
1741 Knox Street	94546	\$675,000	3 BD - 1,520 SF - 1948
3492 Northwood Drive	94546	\$800,000	3 BD - 1,918 SF - 1952
3669 Parsons Court	94546	\$754,000	4 BD - 2,000 SF - 1956
4807 Proctor Road	94546	\$495,000	2 BD - 988 SF - 1941
17073 Sabina Court	94546	\$680,000	3 BD - 1,242 SF - 1960
4263 Shamrock Way	94546	\$680,000	3 BD - 1,199 SF - 1958
19733 Spruce Street	94546	\$565,000	2 BD - 1,234 SF - 1959
20563 Yeandle Avenue	94546	\$425,000	2 BD - 1,259 SF - 1977

TOTAL SALES:	10	MEDIAN AMOUNT:	\$620,000
LOWEST AMOUNT:	\$410,000	AVERAGE AMOUNT:	\$603,300
HIGHEST AMOUNT:	\$800,000		

San Leandro

1736 Astor Court	94577	\$850,000	4 BD - 3,496 SF - 1987
377 Best Avenue #C	94577	\$775,000	8 BD - 3,677 SF - 1963
1400 Carpenter St #217	94577	\$347,000	2 BD - 968 SF - 1983
716 Dolores Avenue	94577	\$590,000	3 BD - 1,443 SF - 1954
981 Dowling Boulevard	94577	\$680,000	3 BD - 1,217 SF - 1927
2472 Harborview Drive	94577	\$791,000	3 BD - 2,169 SF - 1961
1409 Pearson Avenue	94577	\$581,500	3 BD - 1,484 SF - 1943
1380 Wainwright Avenue	94577	\$575,000	2 BD - 1,403 SF - 1943
1299 144th Avenue	94578	\$380,000	2 BD - 820 SF - 1944
1470 153rd Avenue	94578	\$423,000	1 BD - 616 SF - 1939
1176 Elgin Street	94578	\$464,000	3 BD - 1,168 SF - 1996
14991 Portofino Circle	94578	\$620,000	3 BD - 1,582 SF - 1984
2019 Orion Court	94579	\$888,000	4 BD - 2,820 SF - 1998
995 Purdue Street	94579	\$570,000	3 BD - 1,376 SF - 1951

TOTAL SALES:	14	MEDIAN AMOUNT:	\$585,750
LOWEST AMOUNT:	\$347,000	AVERAGE AMOUNT:	\$609,607
HIGHEST AMOUNT:	\$888,000		

REAL ESTATE REALITY

By Carl Medford, CRS
Special to the Forum

GUEST COMMENTARY



Top 7 Bay Area Real Estate Trends for 2017

Beginning with Brexit, followed with our own surprise at the polls, 2016 has been a ride for the record books.

As we end the fifth-consecutive year of pricing gains and with the Fed finally raising rates, pundits are scratching their heads trying to figure out how to predict where real estate will go in 2017.

Here are our thoughts based on information coming from a number of sources:

1. A Continued Seller's Market

Seller's will continue to be in the driver's seat, but will not see the rampant gains they've enjoyed for the past five years. Inventory is expected to be higher, loosening upward volatility and out-of-control, multiple-offer scenarios, and keeping market gains moderate.

2. Higher Interest Rates

This should be no surprise, as the Fed has already begun raising rates. Anticipate a gradual upward pressure on rates that will help keep the market in check.

3. More Millennials Will Enter The Market

Finally getting off their parent's sofas, expect Millennials to make their presence known in 2017.

4. Lenders Will Continue Tightening Parameters

Expect the degree of difficulty to increase for borrowers in 2017. This will lengthen the average time it takes to get a transaction closed. Sellers need to prepare to be in escrow longer.

5. Transaction Failure Rates Will Increase

Since many buyers will need help from a variety of sources to push the envelope enough to qualify for loans, anticipate that the transaction failure rate, already high in 2016, will increase in 2017.

6. More Middle-class Buyers Will Depart the Bay Area

Unable to buy in the overpriced local market, increasing groups of middle class will depart looking for lower housing prices.

States like Texas will benefit

greatly from this California migration. This is going to have a long-term negative impact on the Bay Area as skilled labor departs, leaving a huge vacuum in their wake. Expect the quality of the labor pool to decrease while the cost of labor increases.

7. Builders Will Hit Their Stride

Decimated by the market collapse a few short years ago, builders have slowly been regaining momentum. While it's now possible to see new construction increasing across the Bay Area, new housing will not meet demand. Additionally, expect traffic to continue to worsen as municipalities struggle to keep pace with increased housing.

Combined with the Trump factor, where we go is anyone's guess. Time to strap in and hang on.

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 at www.ccmgtoday.com.

Mortgage Rates Hit 2-year High

Average fixed mortgage rates have moved higher for the eighth consecutive week, according to Freddie Mac's nationwide survey.

Thirty-year fixed-rate mortgages averaged 4.30 percent last week, up from 4.16 the prior week. A year ago at this time, the 30-year rate averaged 3.96 percent.

The 15-year fixed-rate mortgage averaged 3.52 percent, up from 3.37 percent.

Five-year hybrid adjustable-rate mortgages (ARMs) averaged 3.32 percent, up from 3.19 percent.

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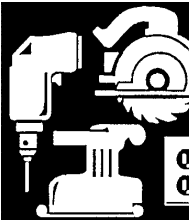
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HOROSCOPE by Salomé

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ARIES (March 21 - April 19): With the new year's opportunities almost within reach, the Arian's courageous aspects are raring to go. And don't be surprised if a lot of people follow the zodiac's most trusted leader.



TAURUS (April 20 - May 20): Change lies ahead for the brave Bovine who is ready to shuck off the tried and true to try something new. But appearances can be deceptive. Check it all out before you charge into anything.



GEMINI (May 21 - June 20): This week promises a peek into what the new year holds for the Gemini Twins, both in love and careers. Family matters continue to be a factor in decisions you're going to be facing.



CANCER (June 21 - July 22): As you move into the new year, your travel aspects grow stronger, and you might find yourself making decisions about a destination and a traveling companion sooner than you'd expected.



LEO (July 23 - August 22): The new year holds both glitter and gold. This means Leos and Leonas should begin getting the facts they'll need to separate the real thing from the sham in order to make important decisions next year.



VIRGO (August 23 - Sept. 22): A good way to start the new year might be to arrange for a visit to someone you haven't seen in a long time. You also might want to pick up that project you put off a while back.



LIBRA (Sept. 23 - October 22): As you contemplate the new year's potential, you might want to talk things over with people who are or have been where you want to go. Their experience and advice can be helpful.



SCORPIO (October 23 - November 21): Someone close to you might feel like you have no more room for him or her in your life. This calls for immediate reassurance of your love so you can start the new year on a high note.



SAGITTARIUS (Nov. 22 - Dec. 21): The coming year will bring more people into your life. Some situations might not work out as well as others. But overall, everyone earns something, and that's always a good thing.



CAPRICORN (Dec. 22 - Jan. 19): The new year could find you indulging in one or more of the hobbies you've always wanted to take up. And don't be surprised if they ultimately direct you toward a new career.



AQUARIUS (Jan. 20 - Feb. 18): The artistic Aquarian should find more opportunities in the new year. You might even make some potentially helpful contacts as you gather to ring in the year 2012.



PISCES (Feb. 19 - March 20): The new year offers challenges for Pisceans who want to make better use of the skills they now have and learn new ones. Personal relationships show stronger positive aspects.

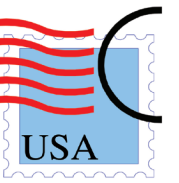


BRIAN COPELAND and seven of his funniest friends will be on hand to "Lighten Up New Year's Eve" this Saturday night at 7 p.m. at the Castro Valley Center for the Arts. For more information, see the A&E Calendar on page 4.

LETTERS TO THE EDITOR must include writer's first and last names, phone number, city of residence, and must be under 300 words. We reserve the right to edit as necessary. Email Letters to: fredz@ebpublishing.com, or mail to: The Forum, P.O. Box 2897, Alameda, CA 94501.

LETTERS

TO THE EDITOR
FREDZ@EBPUBLISHING.COM



Public Safety Town Hall Meeting to be Held in Wake of Recent String of Tragedies

Editor:

I am deeply saddened to hear about the death of homeless resident Betty Roosevelt, the sudden string of homicides and the recent house fire in Castro Valley.

My heart goes out to the community and families affected by these tragic events. As the Sheriff's Office is conducting its investigations into the homicides, I am confident more information will come to light to help us better understand and begin healing.

The Castro Valley Municipal Advisory Council (Castro Valley MAC) and I are hosting a Special Castro Valley MAC Session and Pubic Safety Town Hall Meeting on Monday, January 9, 2017 at the Castro Valley Library at 6 p.m. for the community to come together and for all those concerned by these events.

The Alameda County Sheriff's Office will be there to share the information they have to date. We look forward to gathering community feedback and taking steps to improve neighborhood safety.

—Supervisor Nate Miley

Says Liberals Believe Duty of Big Government is to Babysit the Rest of Us

Editor:

Just like most liberals, David Siegel's letter ("Anything that Compromises Bay Area, California and American Ideals Should Not Be Tolerated," *Letters*, Dec. 14) believes that it is the duty of big government to babysit the rest of us.

Exactly where is it written in the U.S. Constitution that government is responsible for getting you a job? Jobs are created by employers. Donald Trump has employed more Americans in the private sector than Washington D. C. ever will.

Mr. Siegel goes on to say it is government's job to make health care affordable to all. Just where have you been the past eight years? Do you call Obamacare "affordable"?

I do agree with Mr. Siegel that our constitution calls for equal rights for all. Of course in the liberal agenda this does not mean equal taxation for all. No, Mr. Siegel and his liberal friends believe the rich should pay all the taxes so others can collect free health care, housing etc. Again, I ask, where is this written in our bill of rights?

Oh, and that "hurtful Republican agenda" that Mr. Siegel writes about actually has this outrageous idea that Americans should be allowed to keep their jobs in America and that those jobs should not be given to those here illegally. Wow! What an awful idea that is, right Mr. Siegel?

—Charles Scott, Castro Valley

Despite Bitter Public Opposition, Democrats and Republicans 'Much More Alike' Than They Appear

Editor:

Mr. Hauer's letter (Dec. 14) and Mr. Siegel's (see above) tend to agree about the importance of law, and imagine a federal stake in the electoral college, a survivor of the Old Constitution written by the states.

Mr. Hauer and Mr. Siegel also agree that there is an enemy to be confronted, but radically disagree on who the enemy is, how to recognize him and what can be done about him.

Driven by annual multi-billion dollar advertising campaigns funded by the top 1%, we voters always select either a Republican or a Democrat, periodically replacing one with the other.

Since Reagan, the president's task has been, each in their turn, to boost the lagging expectations of working Americans despite the electoral oscillations and the decline of our empire. The parties appear to be in bitter public opposition while always agreeing to spend all the money with less fanfare.

Meanwhile, we are ever pressed to consume, produce and vote while the 1% is relieved that they only have 2 parties to finance. Every political conversation is a miniature of this imagined opposition.

We are much more alike than we appear.

—Jim Strobe, Castro Valley

Hopes Swalwell Isn't as Thin-Skinned as President-Elect

Editor:

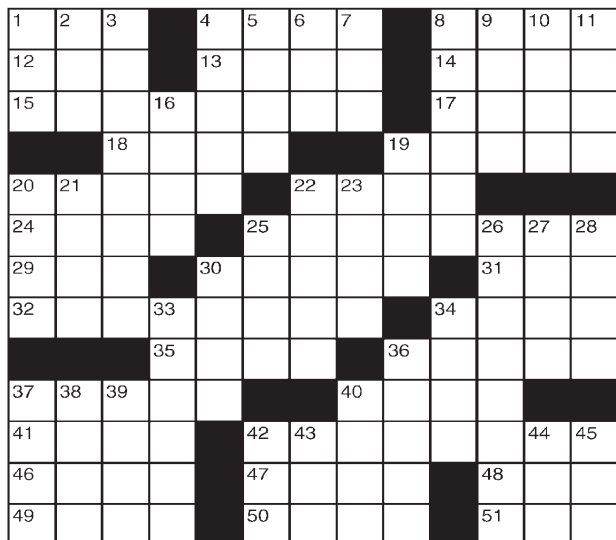
Had to smile when I read Dan Dalton's letter, "Unhappy with Lack of Response from Rep. Swalwell," (*Letters*, Dec. 14).

Shortly after his election to the House of Representatives, I began receiving updates from Mr. Swalwell's office, with all his emails beginning "Dear Friend." After a half dozen of these, I responded, tongue in cheek, that being as we had never met and that I was fairly certain neither one of us was a Quaker, perhaps he might better address me as "Dear Constituent."

Not only didn't I receive a response, but apparently his staff felt I was no longer worthy of receiving his regular emails, as I have never received another update. Hopefully Mr. Swalwell isn't as thin-skinned as our President Elect.

—Robert B. Hood, Castro Valley

THE FORUM CROSSWORD



ACROSS

- 1 "___-la-lal!"
- 4 Blue hue
- 8 Docket entry
- 12 Part of TGIF
- 13 Sitarist's rendition
- 14 Fairy tale preposition
- 15 What old soldiers do
- 17 Actress Gilpin
- 18 Sea flock
- 19 Packaged
- 20 Missouri river
- 22 One-on-one fight
- 24 Moistens in the morn
- 25 Clingy crustacean
- 29 Narc's org.
- 30 Sightless
- 31 Melody
- 32 Small telescope
- 34 On the briny
- 35 July birthstone
- 36 Ballet wear
- 37 Hiawatha's carrier
- 40 Antitoxins
- 41 Sandwich cookie
- 42 Shakespeare in-law
- 46 Historic name in TV talk
- 47 Reed instrument
- 48 Time of your life?
- 49 Ordered
- 50 Stare stupidly
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DOWN

- 1 Vacationing
- 2 Man-mouse link
- 3 Retreat
- 4 Stretch, as the neck
- 5 Deviates off course
- 6 Khan title
- 7 Yea canceler
- 8 Dome
- 9 Pinnacle
- 10 Aching
- 11 Oklahoma city
- 16 Work units
- 19 Flex
- 20 Probability
- 21 Leak slowly
- 22 "Loves me (not)" flower
- 23 Grecian vessels
- 25 Spill the beans
- 26 Gilligan, notably
- 27 Stead
- 28 Historic periods
- 30 Sad
- 33 Rut
- 34 Emanation
- 36 Giggly sound
- 37 Barbershop need
- 38 Geometry calculation
- 39 Jock's antithesis
- 40 Halt
- 42 Swine
- 43 "The ___ Daba Honeymoon"
- 44 Past
- 45 Longing

ANSWERS ON PAGE 4

Obituaries

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Fay J. DeFrancisci

Resident of Castro Valley • September 10, 1920 – December 25, 2016



Filomena (Fay) Julia DeFrancisci was called to the Lord on his son's birthday, peacefully surrounded by family. She loved her Castro Valley community and the Kenneth Aiken Senior Center.

Fay Ciano was born in the Bronx, New York, into a large, loving Italian family. She met the love of her life, John DeFrancisci, and they were married on Sept. 23, 1950. They lived in Yorktown Heights, New York with their children, Eugene and Cynthia, until they decided to spend their Golden Years in the Golden State after retirement in 1993.

Fay was widowed in January of 1996. She is survived her son, Eugene DeFrancisci, and daughter-in-law, Ginny of Seaford, New York; and her daughter, Cynthia Kralj, and son-in-law, Vic of Castro Valley; as well as her beloved grandchildren, Sydney, John, Vito and Patrick.

There will be a memorial at 11a.m. on Thursday, Dec. 29, at Jess C. Spencer Mortuary, 21228 Redwood Road, in Castro Valley (510) 581-9133.

BEARING GIFTS



PHOTO COURTESY OF HOPE HOSPICE

The Oakland Chapter of Pan Am World Wings International delivered bags overflowing with new stuffed bears and other cuddly animals to Hope Hospice in Dublin last week. Appreciative staff members distributed the fluffy animals to patients who were in need of a little extra TLC. This group of former Pan Am flight attendants supports local charities, and has been buying bears for Hope Hospice patients for more than a decade.

Eden Health District Study Available Online

A special study of the Eden Township Healthcare District (ETHD) is now available for public review and comment at www.acgov.org/lafco.

The draft study looks at the services ETHD currently provides, its financial position including any future obligations, and an analysis of possible options, including its dissolution.

A meeting is scheduled for 6 p.m. on Tuesday, Jan. 31, at the Castro Valley Library by the Alameda Local Agency Formation Commission (LAFCo) to accept public comments.

The study was developed after three public meetings this fall to get residents' views about the value of the Healthcare District, what

specific needs and priorities – if any – the District should address, and whether its functions should be provided by some other agency.

ETHD, also known as the Eden Health District, was formed in 1948 to finance, construct and operate Eden Hospital in CV, but it no longer owns or operates the hospital.

Currently it provides grants to health-related groups, oversees its investment fund, and owns three office buildings where it leases space to healthcare providers.

The District includes the unincorporated areas of Castro Valley, Ashland, Cherryland, Fairview, and San Lorenzo, and the cities of Hayward and San Leandro. It collects no tax revenues, and derives

its revenue from net income from its office buildings.

Written comments may be submitted online on the LAFCo website, or by mail to 1221 Oak St., Room 555, Oakland 94612. Comments submitted by Feb. 3 will be considered in the development of the final draft of the study.

More information is available at ethd.org/.

Reports: Breaking and Entering; Assault

continued from page 3

took the man to Santa Rita Jail and held without bail.

Breaking and Entering

Friday, December 23: at 10:00 a.m., deputies arrested a 35-year-old man with no permanent address on suspicion of breaking and entering into a property on East Castro Valley Boulevard near Villareal Drive. The man was also found to have a warrant issued for his capture. Deputies reported also finding the man in possession of illegal firearms, illegal narcotics, and illegal drug paraphernalia. The man was taken to Santa Rita Jail pending \$12,500 in bail.

Over the Limit

Thursday, December 22: at 12:13 a.m., a 30-year-old man who refused to give his address was arrested on suspicion of public intoxication. Deputies were called to a convenience store on Redwood Road near Grove Way after the store manager reported a patron passed outside the entrance. The man was found to have blood-alcohol content over the legal limit and was taken to a sobering center.

Illegal Drugs

Wednesday, December 21: at 5:07 p.m., deputies arrested a 50-year-old woman with no permanent address on suspicion of refusing to leave a business after repeated requests to leave. The woman was hanging out near a grocery store on Redwood Road near Grove Way when she was spotted using

drugs and asked to leave. Deputies found the drugs and illegal drug paraphernalia. The woman was taken into custody.

The woman was handcuffed and taken into custody. The victims were treated at the scene.

Family Fight

Tuesday, December 20: at 12:54 a.m., a 911-call about a loud and aggressive-sounding argument sent deputies to a home on Cama Lane near Timco Way. There, they arrested a 49-year-old man from CV on suspicion of spousal battery and issuing death threats. The man was handcuffed and taken into custody.

Assault with a Deadly Weapon
Tuesday, December 20: at 2:06 p.m., a 27-year-old woman from Hayward was arrested on suspicion of assault with a deadly weapon and assault on a family member. Deputies were called to Eden Medical Center on Lake Chabot Road after hospital security reported an altercation on the campus.

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Free Pickups Of Christmas Tree at Curb

Waste Management will be collecting Christmas trees in Castro Valley on regularly scheduled garbage pickup days between Monday, Jan. 2, and Friday, Jan. 13, as part of company's free curbside tree collection program.

Trees collected curbside are turned into compost and must be free of snow flocking, tinsel, ornaments, and metal stands. Customers may place trees at the curb or in a green yard waste cart. Trees placed inside the carts must be cut to fit inside with the lid closed.

Castro Valley apartments with 5 or more units should place trees in the complex's central waste collection area or in the yard waste container.

Households serviced by Waste Management can also dispose of one tree, free of charge, at the Davis Street Transfer Station at 2615 Davis St. in San Leandro. Residents should bring a copy their current bill.

Additional trees will be accepted at a charge of \$5 per tree.

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GOOFY is a young pup who's active, social, and friendly. He enjoys playing, hanging out with other dogs, and is a fast learner. For more info: Hayward Animal Shelter. (510) 293-7200.



CHICHI is a sweet, middle-aged black Lab who may mixed with Shar-Pei. She was found running loose and was caught and taken to a local shelter. Complete an app at: dustypawsrescue.org



OLIVER is a sweet, gentle young cat. For a time he lived with a little girl and was her best friend. Complete an app at www.dustypawsrescue.org if interested in this sweetie pie.

Laws: 2017 Changes for State Drivers

continued from front page
after receiving the notice—until the vehicle has been repaired. It authorizes the DMV to suspend or revoke a vehicle dealer's license if they violate the act.

■ Background Checks of Transport Company Drivers: Transportation network companies (TNC) will be required to perform a comprehensive background check of all their drivers. This law also specifies penalties for a TNC that violates or fails to comply with this requirement.

A TNC will be prohibited from employing or retaining a driver if they are registered on the National Sex Offender website, or have been convicted of specified felonies, or misdemeanor assault or battery, domestic violence, or driving under the influence of alcohol or drugs within the previous seven years.

■ Installing Counterfeit or Nonfunctional Air Bags: This law prohibits knowingly and intentionally producing, importing, installing or selling any device intended to replace an air bag system in any motor vehicle if the device is a counterfeit or nonfunctional. A violation is a misdemeanor punishable by a \$5,000 fine and/or up to a one year in county jail.

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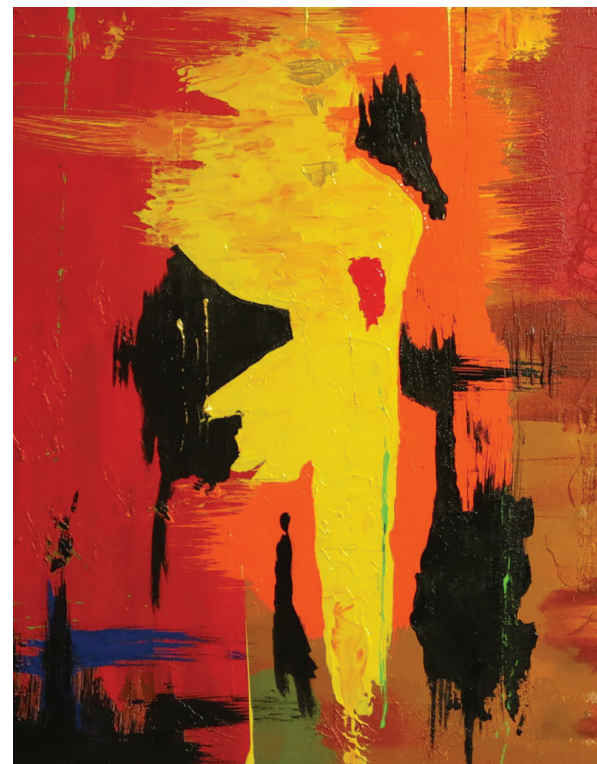


PHOTO COURTESY OF THE ADOBE ART GALLERY

'Looking Forward' Opens January 21

"Jazz Woman," a 27-by-37-inch acrylic by Lee Daguman, is part of the exhibit "Looking Forward" by A.R.T., Inc. members opening Jan. 21 with a reception from 1 to 3 p.m. at the Adobe Art Gallery.

Castro Valley/Eden Chamber Invites Public To Annual Membership, Marketing Meeting

The Castro Valley/Eden Area Chamber of Commerce will hold its Annual Membership and Marketing meeting next month and it is inviting everyone – not just business people – to attend.

It's a chance to informally chat with chamber members to learn more about all the activities that

are being planned for 2017 and how to be involved.

Whether its a vendor's booth at the Fall Festival, participating in Meet in the Street, having an entry in the Holiday Light Parade or any of the other annual events, you'll be "in the loop" after attending this meeting.

The meeting will be held from 6:30 to 8:30 p.m. on Tuesday, January 17 at the Moose Lodge, 20835 Rutledge Road in Castro Valley. Refreshments will be provided.

For more information, call the Chamber at 510-537-5300 or visit www.castrovalleychamber.com

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