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5

# CASTRO VALLEY FORUM

A COMMUNITY NEWSPAPER SERVING CASTRO VALLEY SINCE 1989

YEAR 33

WEDNESDAY, MARCH 17, 2021

NO. 11

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PHONE: (510) 614-1560



PHOTO COURTESY OF JAIME ZEPEDA

Jaime Zepeda and his son Gabriel of Castro Valley collect donations for previously-homeless people who are re-entering housing.

## HELP for the HOMELESS

CV Man Helping Homeless Transition Back into Housing

By Linda Sandsmark  
CASTRO VALLEY FORUM

While homelessness has reached epic levels during the pandemic, some folks do eventually re-enter the "housed" population. And when they do, Castro Valley resident Jaime Zepeda is helping them make that transition a bit smoother.

"I've partnered with Bay Area Community Services (BACS) since early January to get resources to the homeless in the Bay Area," he says.

"It's a fundraiser where I collect and deliver Homes-in-a-Basket, baskets of everyday essentials for displaced people entering their new home for the very first time. I've also been collecting funds through individual asks online and over the phone."

So far Zepeda's effort has received about \$3,000 in goods and donations. His goal is to reach \$20,000 by spring. He's inviting the community to help join in.

Recipients receive soaps, first aid kits, dishes, pots and pans, bedding, towels, a broom, dustpan — and of course, a large laundry basket. To complete an entire home's needs currently costs about \$200. Zepeda hopes his effort will help set up 100 homes.

"I was raised with a model of service to the community by my mother, and it stuck with me," says Zepeda.

"Homelessness is a very personal issue for me. I grew up in Mexico until I was a teenager, and there homelessness was everywhere. We lived in a

see HELP on page 10

### MAC MEETING

## Outdoor Events To Return Soon

By Amy Sylvestri  
CASTRO VALLEY FORUM

The Castro Valley Municipal Advisory Council (MAC) heard a variety of informational upgrades from County representatives at the general purpose meeting on Monday night, including details about the impact the pandemic has had on the physical and economic health of the town.

Castro Valley has followed county and state guidelines during the pandemic and is now in the "red tier" with the rest of Alameda County, meaning more businesses will be opening wide and events can be planned.

Aneeka Chaudhry, Alameda County Health Care Services Assistant Director, said that outdoor events and gatherings could be back on the books as early as April.

Chaudhry also said that the county anticipates that more vaccines will be available to people in all age, occupation, and health groups in coming weeks. The county estimates that Covid vac-

cine will be widely available by May.

"As we get more and more vaccines, we will be moving through the tiers," said Chaudhry, though she added "Our vaccine supply remains flat."

So far, 399,564 Alameda County residents have received their first dosage of the vaccine and 187,456 have received their second shot. Among Castro Valley residents specifically, 18,572 have had their first dosage and 9,238 have had their second.

The Mac also received a COVID-19 based update from Alameda County Economic Development Manager Jaimie Orfanos.

The county recently surveyed small business owners in the unincorporated area about what kind of support they want to see from the county as they attempt to rebound from the shutdown.

"The purpose was to get a better idea of the needs of the business community for the support they deserve," said Orfanos.

see MAC on page 3

## CVSan Seeks to Fill Board Seat Vacancy

The Castro Valley Sanitary District's Board of Directors will begin accepting applications today to fill the upcoming vacancy when Director Melody Appleton leaves the board effective at the end of March.

Appleton was appointed to CVSan's board in December 2012. She won election in 2014 and was re-elected in 2018. Her current term was due to end next year.

The Board will accept applications from community candidates who formally apply with a letter of intent and a resume.

Those interested can forward their applications by email to Stacy@cvsan.org or deliver them to CVSan offices at 21040 Marshall Street, Castro Valley.

The deadline to apply is 3:00 p.m. on Friday, April 2.



Melody Appleton

To be eligible, candidates must be registered voters and live within the Castro Valley Sanitary District boundaries. The remaining members of the Board will have 60 days to fill the vacancy.

For additional info, contact the Clerk of the Board, Stacy Marcoux, at 510-537-0757 ext. 106, or via email at Stacy@cvsan.org.



## Castro Valley Weather Mar 17-21, 2021



Wednesday  
Mostly Cloudy  
High 65° Low 43°



Thursday  
Poss Showers  
High 64° Low 39°



Friday  
Cloudy  
High 67° Low 43°



Saturday  
Mostly Sunny  
High 59° Low 40°



Sunday  
Mostly Sunny  
High 60° Low 42°

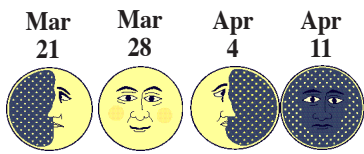
### Almanac



Past Week's Rain: 00.91  
Season To Date: 09.64  
Normal To Date: 16.21  
Season Average: 21.22

Sun sets at 7:19 p.m. today, rises at 7:18 a.m. Thursday.

### Moon Phases



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# Chabot College Teacher to Take Part in NASA Training Program

One of Chabot College's instructors will be among the very first community college educators to take part in a NASA-backed program that will launch him and 29 other educators into the very sky that they will be studying.

Scott Hildreth, a professor of astronomy and physics at Chabot, was selected for the Airborne Astronomy Ambassadors (AAA) program, funded by NASA and the SETI (Search for Extraterrestrial Intelligence) Institute in Mountain View.

Hildreth is among the first community college educators invited to participate. He said he was thrilled to be part of a program he has long admired.

"I grew up watching the NASA stuff heading to the moon so I've been a fan for a long, long time," he said.



Scott Hildreth

AAA is a professional development program for science teachers designed to improve science teaching and increase student learning. Teachers receive training in astrophysics and planetary science, including a week-long immersion experience at the biggest mobile

observatory in the world, housed in a Boeing 747 and equipped with a 100-inch telescope.

Hildreth said he hopes to gain not only the experience that the AAA program has to offer but to be able to bring back the ability to inspire his students.

Chabot College currently houses a 30-foot planetarium which is equipped with a planetarium projector and seats about 50 students.

When students are again able to attend in-person learning, the planetarium will be used for astronomy lectures and lab classes, and will be shared with other departments for its audio-visual capability.

Learn more about Chabot's astronomy courses at [chabotcollege.edu/academics/science-math/astronomy](http://chabotcollege.edu/academics/science-math/astronomy). For more about the Airborne Astronomy Ambassadors Program, visit [seti.org/aaa](http://seti.org/aaa).

## Vaccines Open to 'High Risk' Groups

By Michael Singer  
CASTRO VALLEY FORUM

As of this week, 4.4 million Californians with physical and mental health conditions are now eligi-

ble to receive the Covid vaccine. However, because of a limited supply, not everyone will be able to get their shot immediately.

State health officials on Monday added people ages 16 to 64

who are deemed to be at the highest risk, including those with a weakened immune system due to cancer, organ transplant, kidney disease and heart disease.

The list also includes women with complicated pregnancies, people with Down syndrome, people who are oxygen-dependent or severely obese, and those with Type 2 diabetes with an A1c level greater than 7.5%.

Those who are newly eligible, and live or work in certain counties can schedule an appointment see **VACCINES** on page 11

## Bringing Back the Native Garden Tours

Registration is now open for the free, virtual 17th Annual "Bringing Back the Natives Garden Tours" which will take place on the Sundays of April 25 and May 2-16-23, from 10 a.m. to 3 p.m.

These award-winning tours will feature 25 beautiful native plant gardens, Q&A sessions with th experts, with garden hosts, garden design and plant selection infor-

mation. Check out the schedule of events at [www.bringingbackthenatives.net/](http://www.bringingbackthenatives.net/) and register for one of the tours now.

### Green Home Tour

Join garden tour host Kathy Kramer and electrification advocate Amy Kiser at a free companion event, the 1st Annual Virtual Green Home Tours on June 6 and 13 from 10 a.m. to 2 p.m.

Learn how to save money and time while combating climate change by ditching natural gas, generating clean electricity, and installing energy-efficient (and health-protecting) induction stoves and heat pumps. Get recommendations for contractors and appliances, learn about costs, savings, rebates, benefits and more. Register for the Green Home Tour.



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# CV Man Honored for Service With National Civilian Corps

Josiah Baltazar of Castro Valley is one of more than 270,000 individuals who were honored last week for serving with the National Civilian Community Corps (NCCC), a 10-month, full-time AmeriCorps program.

Baltazar has spent his term of service to date supporting the Covid response. He began last Fall in Aurora, Colo., working on contact tracing efforts in the state.

As a Corps Member, Baltazar is completing a series of different 12-week-long service projects in different places as part of a dozen-member team to, as he puts it, "gain volunteer experience and help others in need."

His team was recently redeployed to Brooklyn, New York to support FEMA by providing logistical support at vaccination sites. He will graduate from the program on July 15, 2021.

Before joining the NCCC, Baltazar attended Castro Valley High School and Chabot College.

Founded in 1994, AmeriCorps NCCC projects support disaster relief, the environment, infrastructure improvement, energy conservation, and urban and rural development.

In exchange for their service, all program participants receive \$6,345 to help pay for college. Other benefits include a small living stipend, room and board, lead-



PHOTO COURTESY OF AMERICORPS

**AmeriCorps member Josiah Baltazar of Castro Valley Baltazar is completing a series of different 12-week-long service projects in different places to, as he puts it, "gain volunteer experience and help others in need."**

ership development, team-building skills, and the knowledge that, through active citizenship, they can indeed make a difference.

The program is supported by the federal government, founda-

tions, corporations, and other donors that engages adults in public service work.

For more information about AmeriCorps NCCC, visit [www.americorps.gov/nccc](http://www.americorps.gov/nccc).

## MAC: Goals

*continued from front page*

Of the approximately 3,800 small businesses in Castro Valley and other unincorporated areas, 453 responded, with 80 percent reporting that have had reduced sales due to the pandemic, 32 percent shut down, and 25 percent had to lay off employees.

"The pandemic has taken a huge toll on them," said Orfanos.

The county says that helping businesses to increase customer comfort and gaining an online presence for their business are two top goals in helping the economic recovery. Additionally, 86 percent of owners indicated they want marketing support and the county has put out a request for proposals from marketing companies.

Orfanos encouraged small business owners to learn more about county resources that are available to them at [edenupgrade.org](http://edenupgrade.org)

### Fire House Upgrades

The MAC also heard an update from Fire Chief William McDonald regarding how the funds from the \$90 million fire safety bond which was passed last November are being spent, namely, repairing and replacing aging equipment and fire stations in the unincorporated area. In the Eden Area that includes upgrades to Stations 6, 7, 22, 24, 25, and 26- all of which are decades old and some of which were built as early as the 1940s.

## SHERIFF'S REPORTS

COMPILED BY MICHAEL SINGER • CASTRO VALLEY FORUM



### Tried Avoiding Arrest

Sunday, March 14: at 11:34 a.m., Sheriff's deputies arrested a 33-year-old man from Castro Valley on suspicion of resisting arrest. The man was hanging out in front of a business in the Castro Village Shopping Center when he was approached by deputies. The man refused to cooperate and attempted to flee the scene. Deputies stopped the man and took him into custody.

### Assaulted a Deputy

Saturday, March 13: at 4:55 p.m., a 50-year-old woman with no permanent residence was arrested on suspicion of assaulting a peace officer and resisting arrest. Deputies stopped the woman for questioning in the parking lot of a drug store on Castro Valley Boulevard near Yeandle Avenue. The woman became confrontational and assaulted the deputy trying to get away. Deputies handcuffed the woman and took her into custody.

### Joy Ride Ends in Arrest

Friday, March 12: at 1:52 p.m., deputies pulled over and arrested a 31-year-old man from Castro Valley on suspicion of driving a stolen vehicle, driving without a valid driver's license, possession of stolen property, and avoiding arrest. The man was traveling on East Castro Valley Boulevard near Chaparral Lane when deputies identified the vehicle as stolen. The man was taken to Santa Rita Jail.

### Stolen Property

Friday, March 12: at 11:02 a.m., a 42-year-old man was arrested on suspicion of possession of stolen property. Deputies stopped the man for questioning outside a business on Grove Way near Center Street. During the investigation, the man was also found with illegal drug paraphernalia in his possession. Deputies took the man into custody.

### Possession of Illegal Drug Paraphernalia

Thursday, March 11: at 11:22 a.m., deputies arrested a 28-year-old man from Castro Valley on suspicion of possession of illegal drug paraphernalia. The man was traveling on Redwood Road near Castro Valley Boulevard when deputies stopped him for questioning and discovered the drug paraphernalia. The man was taken into custody.

### Possession of Illegal Narcotics

Monday, March 8: at 6:15 p.m., a 23-year-old man with no permanent residence was arrested on suspicion of possession of an undisclosed number of illegal narcotics. Deputies stopped the man for questioning outside a business in the Castro Village Shopping Center where they discovered his stash. The man was handcuffed and taken into custody.

## COMMITTED PROFESSIONALS



**Meet Your Business Services Department** - The Business Services Department (BSD) provides the administrative backbone that supports all Castro Valley Sanitary District's (CVSan's) operations. BSD oversees CVSan policies and procedures, codes and ordinances, contracts and agreements, accounting and budgeting, Board and committee meetings, IT and database management, copyediting, human resources, purchasing, outreach and event planning, and several other internal and external operational areas. If you have ever visited CVSan or called us, chances are you have spoken with someone from BSD.

The department is made up of eight employees with over 134 years of combined professional experience. Administrative Technician Purvi Solanki ensures that work that needs to be done gets done. She has been involved in everything from taking service calls and copyediting to planning public meetings and outreach events. Being part of CVSan's larger organizational goals, such as getting to zero waste by 2029 makes her work important, and serving her community and helping her co-workers keeps work interesting. Purvi is a committed professional.

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## Cornmeal and Grits: All-American Hits

Corn has been a part of classic American cuisine since Colonial times.

When English settlers arrived at Jamestown in 1607, native Americans introduced them to what we now call hominy, and they adopted this dish as part of their New World diet.

Hominy is made from dried, hulled corn kernels. Grits are ground hominy, although not all types of corn meal are made from hominy.

Corn, in the versatile form of cornmeal or grits, finds its way into a wide variety of foods:

**Cornbread** is an all-American quick bread that substitutes corn meal for most of the flour. It is often baked in a square baking pan or cast-iron skillet, but it can also be made into muffins—a treat that goes with almost any breakfast.

**Grits**, another breakfast treat, are generally simmered with water or milk until very thick.

The mixture can be served in the mush-like form, in a casserole or chilled, cut into squares and fried. Fried Grits is a popular way of enjoying grits.

**Mush** is a thick, cooked cereal or porridge made by cooking corn meal with milk or water.

It's served in a cereal bowl, but it also can be cooked, poured into a pan, cooled, cut into squares and fried until golden brown. Fried Mush is also a favorite breakfast item.

**Polenta**, a staple of northern Italy, is a variation of mush made from corn meal. It can be eaten hot with butter or cooled until firm, cut into squares and fried or grilled. It can be served from breakfast to dinner.

**Spoonbread** is a pudding-like casserole. It's soft enough to be eaten with a spoon or fork. While Southern in origin, other regions have adapted the original recipe with cheese and chiles.



Warm cornmeal muffins are a great way to start an early Daylight Savings Time breakfast

### BREADED OVEN-FRIED CHICKEN

*Corn meal is a natural for "breeding" chicken or fish for pan- or oven-frying. Some swear by a corn meal batter while others prefer dipping the chicken or fish in an egg*

*or milk wash and then dusting with corn meal before cooking.*

- 2 tablespoons melted butter or margarine,
- 2 large eggs, beaten
- 2 tablespoons milk or water
- 1/2 cup yellow or white cornmeal
- 1/2 cup all-purpose flour
- 1-1/2 teaspoons salt
- 1-1/4 teaspoons paprika
- 3/4 teaspoon garlic powder
- 3/4 teaspoon black pepper
- 2-1/2 to 3 pounds chicken, cut up and skinned

Preheat oven to 400°F. Spread butter in 13 x 9-inch baking dish. Combine eggs and milk in medium bowl. Combine corn meal, flour, salt, paprika, garlic powder and pepper in another medium bowl.

Dip chicken pieces into egg mixture, coating both sides, then into corn meal mixture. Place in prepared baking dish.

Bake for 45 to 50 minutes or until chicken is no longer pink near bone. Brush chicken once during baking with juices from pan.

#### For Oven-Fried Fish:

Substitute 2 pounds fresh or frozen (thawed) white fish fillets for chicken. Prepare as above. Place skin-side down in baking dish. Bake for 20 to 25 minutes or until fish flakes easily when tested with a fork.

*Note:* Approximately 4 teaspoons of Cajun or Creole seasoning can be substituted for the garlic powder, ground black pepper, paprika and salt.

### CORNMEAL MUFFINS

- 1-1/2 cups all-purpose flour
- 2/3 cup granulated sugar
- 1/2 cup yellow or white corn-

meal

- 1 tablespoon baking powder
- 1/2 teaspoon salt
- 1-1/4 cups milk
- 2 large eggs, lightly beaten
- 1/3 cup vegetable oil
- 3 tablespoons butter or margarine, melted

Preheat oven to 350°F. Grease or paper-line 18 to 20 muffin cups.

Combine flour, sugar, cornmeal, baking powder and salt in medium bowl. Combine milk, eggs, vegetable oil and butter in small bowl; mix well.

Add to flour mixture; stir just until blended. Pour into prepared muffin cups, filling 2/3 full.

Bake for 18 to 20 minutes or until wooden pick inserted in center comes out clean. Cool in pans on wire racks for 5 minutes; remove to wire racks to cool slightly. Serve warm. Makes 18 to 20 muffins.

#### For Cornbread:

Pour batter into greased 8-inch square baking pan. Bake for 35 minutes or until wooden pick inserted in center comes out clean.

### CHEESE GRITS CASSEROLE

- 3 cups water
- 3/4 cup quick grits
- 2 cups (8 ounces) shredded sharp Cheddar cheese, divided
- 3/4 cup evaporated milk
- 1/3 cup butter or margarine, softened
- 2 large eggs, lightly beaten
- 6 to 12 drops hot pepper sauce (Tabasco)
- 1/8 teaspoon ground black pepper

Chopped green onions and/or cooked, crumbled bacon

Preheat oven to 375° F. Grease 2-quart baking dish.

Bring water to a boil in medium saucepan; slowly stir in grits. Cover pan; reduce heat to low. Cook, stirring occasionally, for 5 to 6 minutes.

Add 1-1/2 cups cheese, evaporated milk and butter to saucepan; stir until cheese and butter are melted. Add eggs, hot pepper sauce and pepper; stir well. Pour into baking dish; sprinkle with remaining cheese.

Bake for 40 to 45 minutes or until golden brown and puffy. Let stand for 5 minutes. Top with onions and bacon, if desired.

Makes 6 side-dish servings.

### HUSH PUPPIES

- 2 cups white cornmeal
- 1/4 cup flour
- 3 teaspoons baking powder
- 1 teaspoon salt
- 1/4 teaspoon pepper
- 1 cup milk
- 1 large onion, minced
- Oil for frying

Combine dry ingredients in bowl. Add milk and mix well. Stir in onion. Add more milk or cornmeal if too thick or too thin.

Heat 1 inch oil in skillet. Drop batter into oil by tablespoons. Cooked until puffed and brown, turn and brown other side. Drain on paper towels. Serve hot.

### CORNMEAL ONION RINGS

- 3 yellow onions)
- 2 cups buttermilk
- Salt and freshly ground black pepper
- 1-1/2 cups all-purpose flour
- 1/4 cup yellow cornmeal
- 1 quart vegetable oil

Peel the onions, slice them 1/2 to 3/4-inch thick, and separate them into rings.

Combine the buttermilk, 1-1/2 teaspoons salt, 1 teaspoon pepper in a medium bowl. Add the onion rings, toss well, and allow to marinate for at least 15 minutes. (The onion rings can sit in the buttermilk for a few hours.)

In a separate bowl, combine the flour, cornmeal, 1 teaspoon salt, and 1/2 teaspoon pepper. Set aside.

When you're ready to fry the onion rings, preheat the oven to 200°F and line a baking sheet with paper towels.

Heat the oil to 350°F in a large pot or Dutch oven. (A candy thermometer attached to the side of the pot will help you maintain the proper temperature.)

Working in batches, lift some onions out of the buttermilk and dredge them in the flour mixture. Drop into the hot oil and fry for 2 minutes, until golden brown, turning them once with tongs. Don't crowd them!

Place the finished onion rings on the baking sheet, sprinkle liberally with salt, and keep them warm in the oven while you fry the next batch. Continue frying the onion rings and placing them in the warm oven until all the onions are fried.

They will remain crisp in the oven for up to 30 minutes. Serve hot.



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# WOMEN IN BUSINESS

## Tina Hand REALTOR® CA DRE#01885784

*I love my job and the people I meet and am able to help. With 32 years in the Real Estate industry, I am fully capable to help my clients reach their goals and that is what I do. I wouldn't change a thing and I look forward to assisting you to achieve your goals and dreams!*

**Legacy Real Estate Associates • (510) 862-7000**  
tina@tinahandhomes.com



## Lynn Levin "Getting the job done right!" Real Estate Salesperson

*I guess age has its benefits! I have been licensed to sell Real Estate in California since 1985, and have been a full-time salesperson, in this area, ever since. Given my experience in all kinds of markets, I know how to get maximum results. That is my focus - real estate results with "a personal touch". I earned my "Leading Edge" award for 2020 making me among the top 8% of agents in the Berkshire Hathaway HomeServices network - a brand known and respected as a part of the Warren Buffett network of services. Apart from real estate, I am Treasurer of the Soroptimist of the East Bay club, a global volunteer organization that provides women and girls access to the education and training they need to achieve economic empowerment. Born in New York City in 1947 to an Italian-American family, I attended Hunter College and went on to own my own ethnic music store in Greenwich Village, the "House of Musical Traditions". During that time I was an accomplished craftsman, building dulcimers, and later did music management after moving to Los Angeles. I live in the area and take pride in making my community a better place!*

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CA DRE#00885447 • lynnlevin@aol.com • www.lynnlevin.com



## Veronica Benedick Owner / Operator

*I have learned the tire business from my husband who owns and operates Brake and Wheel Center in San Leandro, along with interacting with my expert employees. My philosophy is providing great customer service, fair pricing, and quality products.*

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## Tianne Rinetti-Vittoria REALTOR® / Owner

*22 years in this field surprises even me at times! Never could I have imagined the gratitude I would feel for having this career and the continued passion to help others find their homes or move on to the next step in their lives. I love the process of helping others, making friends and forging solid relationships that last well past the buying and selling of a home. I completely understand why my Dad, Al Rinetti, who opened our office in 1970, never gave it up! I continue with his joy of helping sellers sell and buyers buy. Along the way I have added my passion for design to help our clients, and beyond, which makes my job that much better! Thank you for all the years of support of Rinetti & Co. Realtors. It is truly a special company!*

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## Morgan Tsai INTERIOR DESIGNER ETHAN ALLEN Design Center, Dublin CA

*Creating beautiful, elegant and functional home environments is my passion. Having worked in interior design since 2003, I bring a wealth of professionalism, experience and creativity to all of my Clients projects. In fact, it's my dedication and superior service that bring my Clients back, time and time again. I understand that designing and furnishing a home isn't something people do every day. As an expert in space planning, accessorizing, colors and textures, I will help you in this process. With Ethan Allen, you can expect nothing but pure quality that will bring you joy and comfort for years to come. Realtor's and Independent Designers, ask me about our Preferred Partner and Affiliate Programs! And to all, next time, let me help you, create 'Your Home Sweet Home.'*

**Morgan Tsai - Ethan Allen Dublin Design Center**  
(415) 608-2110 • MiaoChing.Tsai@ethanallen.com



## Malanie Yan

Realtor® • Cal BRE# 01479962

*With over 17 years under her belt, Malanie Yan is not your ordinary real estate agent. Buying or selling a home can be stressful and time-consuming - but not with Malanie! Her clients are some of the happiest and knowledgeable home buyers and sellers in the Bay Area. That's because Malanie's first priority is exceeding her clients' goals with integrity, attention-to-detail and a dash of humor. Whether it be managing a remodel, staging, photography, or advertising a residential property, Malanie works with resources and local professionals in the community to provide the utmost of service. Thinking of buying or selling, call me, so you can be provided with "Service You Can Trust."*

**United Brokers Real Estate • 510-325-1163**



## Lynnette Bailey Enrolled Agent (EA), CA Registered Tax Preparer (Ctec) & Owner

*Bailey's Bookkeeping Plus offers Tax Preparation (Individual, Partnership, Corporate, Fiduciary), a 'One Stop' personalized service to small businesses. A stand out tax preparer and full-charge bookkeeping office. We prepare payroll, payroll tax forms, sales tax reporting and filing. Furnishing financial statements, managing accounts payables and receivables. Lynnette is an Enrolled Agent, a State Registered Tax Preparer, a Notary Public and a Quick Books Pro Advisor. Lynnette worked for a local San Leandro CPA firm for over 30 years before starting her own business 7 years ago.*

**Bailey's Bookkeeping Plus • 510-281-0701**  
123 Estudillo Ave. #225, Best Building, San Leandro



## Katy Del Rio Owner & Operator

*Katy has been in business in Castro Valley for 35 years. She is well-known for her artistic ability. Her knowledgeable Staff updates their education to make sure they keep their clients in style. They are well known for their hair coloring, including highlighting, multi-colors, permanent waves, and ear piercing.*

*Katy has been doing permanent make-up for 25 years and is continually updating her education to make sure her clients have a "Natural" look. Come in and let us give you a complete make-over.*

*Katy and her Staff will soon be moving to a new location in Castro Valley.*

**N-V-Us Looks • 886-6887**  
20408 San Miguel Ave., Castro Valley



## Karin Johnson Owner

- I have over 25 years baking experience in Santa Barbara, St. Helena, Livermore, Oakland and now Castro Valley.
- Over ten years selling pastries at Farmers Markets in Castro Valley, Palo Alto and Menlo Park.
- Six years brick and mortar bakery in Lucky's Shopping Center on Redwood Road.
- Pastry Training at CIA Greystone and cooking school at Santa Barbara City College.
- We focus on using ingredients from small family farms within 150 miles of Castro Valley

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## JENNY KIM HONG IMMIGRATION ATTORNEY

*I am the owner of a small boutique immigration law firm in San Leandro. I focus my practice to 100% immigration law, as I am committed to providing my clients with high-level, attorney-driven representation, allowing us to provide an individualized solution and success-driven outcome. We pride ourselves on our 99% approval rate. I enjoy assisting families, employers and business owners obtain legal residence, citizenship or naturalization, as well as other nonimmigrant visas. I chose "Omega" as the name to represent the beginning and end solution to one's immigration needs. After having moved my business to San Leandro from the San Jose area, I am enjoying the variety of clientele from San Leandro, Castro Valley, Hayward, Oakland, and neighboring cities. Our services also include: free consultations and Spanish-speaking legal assistants.*

**Omega Immigration Law, APC • (510) 567-4646**  
14895 E. 14TH ST., SUITE 240 • SAN LEANDRO, CA 94578  
(same parking lot as Western Dental building and Mel's Diner)



## Tere Lee, CRS 李麗珠 Realtor® DRE# 00908857

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*My husband and I were totally impressed with Tere's professionalism and skill level, not only was she knowledgeable, but as a person, went out of her way to go the extra mile and kept us informed every step of the way. She always respected our time. Her acute attention to detail enabled our transaction to go smoothly. In our opinion, she is hands down one of the best in the business. Tere's heart is in the right place and we will always be happy that we worked with her during this process in our big step towards our future happiness. Sincerely, Gloria and Marlon*

**Tere Lee, CRS • (510) 305-8827**  
**United Brokers Real Estate**





# REAL ESTATE GALLERY

## REAL ESTATE REALITY

By Carl Medford, CRS  
Special to the Forum

GUEST COMMENTARY



## Will Lifting COVID-19 Restrictions Affect Real Estate?

As the COVID-19 restrictions were put in place almost exactly a year ago, many thought the move would plunge the real estate market into an abyss.

Ironically, the exact opposite happened. While momentary fear gripped the market and some buyers cancelled, showing guidelines were quickly put in place and, with a vibrant pool of buyers, the market roared back to life, establishing new heights in the process.

Many have wondered why the market has been so strong. In a nutshell, a number of factors are pushing the market along.

- A strong buyer pool.

While many lost their jobs

due to Covid, those holding tech sector and other professional jobs were gainfully employed all through the crisis and, in many cases, had increased spendable income due to the fact they no longer needed to commute to work.

Additionally, many, locked up on small rental properties, decided they need to get larger spaces sooner than later.

- Lack of motivated sellers. Many think that COVID-19 caused the inventory shortage – in reality, we were facing an extreme shortage of homes before the coronavirus hit.

While some sellers held their homes off the market due to the virus, most continued with their plans to sell. Consequently, we do not expect to see a surge of

homes to the market even when the restrictions are lifted.

- Low interest rates.

Even though rates inched up a fraction in the past few weeks, they are still remarkably low. We may continue to see incremental increases, but overall rates are projected to remain low throughout the remainder of year.

The result is twofold: buyers, capitalizing on the low prices, are hoping to max out their purchase while rates are low. Secondly, even though the recent increases have been low, they have been enough to galvanize some buyers to get off the bench.

So with restrictions projected to ease over the next few weeks, many are asking whether or not the easing will affect the real estate market.

In short, while we will all enjoy a return to increased freedoms, we do not believe we will see any significant changes in the real estate market in the short term. While that is good news for sellers, it is not great for those buyers who were hoping the lessening restrictions would make it easier to score a home.

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



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## Growing an Organic Garden

By Buzz Bertolero  
Special to the Forum

Can I have an organic vegetable garden without using organic seeds? How do I know if the seeds I'm buying are organic?

The short answer is yes. The term 'organic' has been used or maybe better said — misused — for some time.

There were no uniform standards for growing crops without synthetic fertilizers and pesticides. In 2002, the USDA addressed this question by establishing the National Organic Program (NOP)

that established strict standards for the term 'organic' food crops, seeds, and farms.

The USDA Organic symbol is attached to those that meet the standard.

That being said, you can still have an organic garden without using Certified Organic Seeds. However, they're readily available at your favorite garden centers or online by 'googling' organic vegetable seeds.

The seed is not the critical component when growing healthy homegrown fruits and vegetables. An organic garden starts with healthy soil by adding organic matter in the form of homemade compost, soil amendments, and some animal manure.

With our clay soils, adding organic matter improves the soil's texture and attracts soil organisms that create nutrients for plants to use. The improved texture increases the drainage so the soil can breathe.

Organic matter is annually replenished in the spring as soils are depleted from the previous year. Growing a cover crop in the fall and winter can also be included; however, they're not practical

with today's smaller yards.

There are lots of recipes for soil amendments available at your favorite garden center. Whichever one you choose, my general rule of thumb is to be generous with organic matter.

If you feed the soil, then the soil will feed your plants. It's really common sense. Organic fertilizers supplement the organic matter with additional nutrients.

Today we have lots of choices, so it shouldn't be challenging to find an organic fertilizer at your favorite garden center. Other organic practices include mulching for weed suppression and moisture conservation and the use of non-toxic solutions for insects and fungus problems.

The cultural practices, not the seeds, yield an environmentally friendly and healthy source of homegrown fruits and vegetables.

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



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### RECENT HOME SALES

#### Castro Valley

21063 Baker Road	94546: \$533,000 2 BD - 1,056 SF - 1976
19807 San Miguel Ave	94546: \$550,000 2 BD - 1,000 SF - 1964
20115 Redwood Road	94546: \$565,000 2 BD - 866 SF - 1988
5354 Briar Ridge Drive	94552: \$663,000 3 BD - 1,619 SF - 1978
21984 Redwood Road	94546: \$700,000 3 BD - 988 SF - 1948
2240 Lobert Street	94546: \$720,000 2 BD - 1,350 SF - 1948
19117 Parsons Avenue	94546: \$725,000 3 BD - 1,036 SF - 1947
5216 Winifred Drive	94546: \$735,000 3 BD - 1,264 SF - 1955
20552 Forest Avenue	94546: \$790,000 3 BD - 1,440 SF - 1948
21197 San Miguel Ave	94546: \$873,000 3 BD - 1,277 SF - 1948
2414 Stanton Hill Road	94546: \$918,000 3 BD - 1,200 SF - 1955
3685 Parsons Court	94546: \$950,000 3 BD - 1,372 SF - 1956
17896 Rockhurst Road	94546: \$1,000,000 3 BD - 1,351 SF - 1960
18774 Center Street	94546: \$1,125,000 4 BD - 1,576 SF - 1954
25597 Crestfield Drive	94552: \$1,330,000 4 BD - 2,334 SF - 1998
25229 Century Oaks Cir	94552: \$1,420,000 4 BD - 2,672 SF - 1996
20460 View Point Road	94552: \$2,180,000 3 BD - 4,646 SF - 1991
TOTAL SALES:	17
LOWEST AMOUNT:	\$533,000
MEDIAN AMOUNT:	\$790,000
HIGHEST AMOUNT:	\$2,180,000
AVERAGE AMOUNT:	\$928,058

#### San Lorenzo

730 Via Acalanes	94580: \$550,000 3 BD - 1,000 SF - 1944
17070 Channel Street	94580: \$640,000 3 BD - 1,475 SF - 1951
15891 Via Hornitos	94580: \$675,000 3 BD - 1,360 SF - 1956
647 Via Acalanes	94580: \$700,000 3 BD - 1,090 SF - 1944
17216 Via Alamos	94580: \$720,000 2 BD - 837 SF - 1948
1853 Corte Enano	94580: \$734,000 3 BD - 1,125 SF - 1955
171 Paseo Grande	94580: \$765,000 3 BD - 1,205 SF - 1951
17304 Via Carmen	94580: \$765,000 3 BD - 1,031 SF - 1953
TOTAL SALES:	8
LOWEST AMOUNT:	\$550,000
MEDIAN AMOUNT:	\$710,000
HIGHEST AMOUNT:	\$765,000
AVERAGE AMOUNT:	\$693,625

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# Bougainvillea Needs Sun

By Buzz Bertolero  
Special to the Forum

**Q** My east-facing bougainvillea doesn't bloom. It always has green leaves, but no pink flowers in summer. Can this be caused by overwatering?

**A** No, this is not a watering problem but an environmental issue. Bougainvillea's need lots of direct sunlight to bloom. Those planted in an easterly direction generally fail to bloom.

The sunlight is necessary for the specialized leaves called bracts to turn color. The colorful part of a flower is the sepals and petals. Bougainvillea is an incomplete flower as there are no sepal or petals, just the reproductive structures. The white structure in the center of these leaves is the flower.

Poinsettia is another example of a plant that has specialized leaves that turn color. Unfortunately, there's not enough direct light or too much shade



to make this happen in the current location, so enjoy the lush foliage.

Buzz Bertolero is an Advanced California Certified

Nursery Professional. The Dirt Gardener's website is [www.dirtgardener.com](http://www.dirtgardener.com) and questions can be sent by email to [buzz@dirtygardener.com](mailto:buzz@dirtygardener.com).

# Mortgage Rates Continue to Rise

Long-term fixed mortgage rates continued to climb last week, according to the nationwide Freddie Mac survey.

The 30-year fixed-rate mortgage averaged 3.05 percent for the week ending March 11, up from the previous week when it averaged 3.02 percent. A year ago at this time, the 30-year FRM averaged 3.36 percent.

Fifteen-year fixed-rate mortgages averaged 2.38 percent, up from 2.34 percent.

Five-year hybrid adjustable-rate mortgages (ARMs) averaged 2.77 percent, up from last week when it averaged 2.73 percent.

"As the economy improves given labor market optimism, continued vaccination roll-out and additional stimulus pending, mortgage interest rates increased this week," said Sam Khater, Freddie Mac's Chief Economist. "But even as rates rise modestly, the housing mar-

ket remains healthy on the cusp of spring homebuying season. Homebuyer demand is strong and, for homeowners who have not refinanced but are looking to do so, they have not yet lost the opportunity."

**WEAR A MASK**



**John Parkinson** began his apprenticeship to a London apothecary in 1585. He went on to have a distinguished career as a medical practitioner. In 1622, he gave up this career to concentrate on his garden in London's Long Acre. He started researching and writing his first book, *Paradisus in sole paradisus terrestris*. The book included descriptions and illustrations of hundreds of plants, their origins, alternative names and medicinal properties. Parkinson was given the title First Botanist to the King by King Charles I. — Brenda Weaver

Sources: [www.parksandgardens.org](http://www.parksandgardens.org), [wikipedia.org](http://wikipedia.org)



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## ATHLETE OF THE WEEK

### Nick Lima

Nick Lima is our Athlete of the Week.

The Castro Valley native was traded from the San Jose Earthquakes to Austin Football Club for \$500,000.

The 26-year-old is a fullback capable of playing on the left or right side of a defense, but he'll likely start at right back for the club if the rest of the roster is healthy.

Lima featured in 105 appearances with the Quakes across all competitions, registering seven goals and seven assists between the 2017-20 seasons. He was a rookie of the year contender in 2017 and made his international debut for the U.S. Men's National Team in a friendly against Panama in 2019. He's made nine total appearances.

In college, he was a standout at California, earning first-team All-Pac-12 honors as a senior.



## Help: Pick a Cause for Good Impact

*continued from front page*  
working-class neighborhood, and every year my mother would lead a big drive to help the homeless."

His mother not only brought food to the homeless, she also gave them free haircuts to help lift their spirits. And every Christmas Eve she brought food to people in the local jails.

"She grew up poor, so she knew very well what they were going through. Now every year I pick a cause, to hopefully make a good impact. This year it's helping the homeless," he says. "I don't have a lot of money, but I do know a lot of people who could help."

Zepeda just happened to meet someone working with BACS, which has helped thousands of people get housing support since it was founded in 1953. With the "Homes in a Basket" project, those moving from homelessness to housing will see the basket of cleaning, cooking, hygiene and linen supplies as soon as they enter their front door.

To donate, visit [www.tinyurl.com/2021donate](http://www.tinyurl.com/2021donate), and enter "Welcome Home 2021" in the Comments section. This will help track Zepeda's drive.

"The pandemic has hit anyone already displaced from their home the hardest, which is why I am trying to help," he says.

Zepeda, his wife and son Gabriel moved to Castro Valley about five years ago. She works at Moreau Catholic High School and he works for LinkedIn in San Francisco. Jaime Zepeda may be reached for questions at [jrcz83@gmail.com](mailto:jrcz83@gmail.com) or 415-730-2967.

## COMMUNITY CALENDAR

### ● Tues., March 16: Rotary Topic: Options for CVHS Students

Kevin Batchelor, Mindy Holmes, Jessica Porter, and Angela Anthony from Castro Valley High School, will describe some of the intriguing options for students, including American History from an African American Perspective, engineering as a career, and new resources in the library, at the next Rotary Club of Castro Valley meeting via Zoom from noon to 1:30 p.m. For more information, visit [castrovalleyrotary.org](http://castrovalleyrotary.org)

### ● Sat., March 20: Plethos Stand Up Comedy

Plethos Productions 3rd annual "That's What She Said" stand-up comedy show returns via Zoom at 7 p.m. this Saturday with a whole new lineup of five female comics headlined by Abbi Crutchfield. Grab a drink, a snack, turn on your camera and mic and enjoy the fully interactive show via Zoom. And stick around after the show for a digital happy hour to hang out, chit chat and generally enjoy the company of fellow humans for a while. Tickets are \$10 per streaming device at [Plethos.org](http://Plethos.org).

### ● Mon., March 22: Municipal Advisory Council Meeting

The Castro Valley MAC will hold a land use meeting via Zoom at 6 p.m. on Monday. For information, visit [acgov.org/bc/cvmac](http://acgov.org/bc/cvmac)

### ● Fri.-Sun., April 9-11: Edible Plant Sale

The UC Master Gardener Program of Alameda County hosts its Incredible Edible Plant Sale from 9 a.m. to 3 p.m. April 9-10-11 at the Alviso Adobe Park at 3465 Old Foothill Road in Pleasanton. Thousands of vegetable seedlings and culinary herbs will be for sale online at \$4 for each 4-inch pot, payable by cash or check. Due to COVID restrictions, plants need to be ordered online in advance and will be made available by drive through, "curbside" pick up. Order at [www.incredibleedibleplantsale.com](http://www.incredibleedibleplantsale.com) beginning Sunday, March 28.

### ● Fri., April 16: Chanticleers Presents "Almost Maine"

Chanticleers Theatre in Castro Valley opens its 2021 Season by streaming the hysterical comedy "Almost Maine" by John Ciarani through May 9. Welcome to Almost, Maine, a town that's so far north, it's almost not in the U.S. — it's almost in Canada. And it almost doesn't exist. Because its residents never got around to getting organized. So it's just...Almost. For tickets go to [chanticleers.org/almost-maine/](http://chanticleers.org/almost-maine/)

Have an item for the Community Calendar?  
Send an email to: [fredz@ebpublishing.com](mailto:fredz@ebpublishing.com)

## ORGANICS CART TIPS



Place shredded paper in paper bags and then in the green organics cart.



Facial tissues, paper napkins, and paper towels belong in the green organics cart.

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**Facial Tissues, Napkins, and Paper Towels** belong in the green organics cart. They are made with short paper fibers which are not optimal for recycling. Please dispose of all paper contaminated with blood, animal waste, or cleaning chemicals in the garbage.

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MELISSA WILK  
FEBRUARY 16, 2021  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 576646

### FICTITIOUS BUSINESS NAME STATEMENT

Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es):  
S & K Enterprise located at 116 Ratto Road, Alameda, CA 94502, in Alameda County, is hereby registered by the following owner(s):  
(1) Stephen V Sum Jr and (2) Kathleen M Sum, 116 Ratto Road, Alameda, CA 94502. This business is conducted by a married couple. This business commenced 1/22/2021.  
/s/ Stephen V Sum Jr, Kathleen M Sum  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.

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## Vaccines: Public Transit, Airline Workers on the List

continued from page 2

through the state's My Turn website [myturn.ca.gov/](http://myturn.ca.gov/) as well as through various county and local websites.

State Health Officer Dr. Tomas Aragon noted that while the federal government ships new doses every day, there is still an ongoing vaccine shortage, so people do need to be patient.

He stated that in early April "the vaccine supply will start going up, so we expect that we're going to have a few weeks where the vaccine will be a little bit tight. But it will open up, and people will be able to have more access to vaccines."

With a limited supply until then, state health officials said they will direct 40 percent of vaccine doses to the hardest-hit areas of the state. Currently the unincorporated neighborhoods of Ashland and Cherryland qualify for the additional vaccine distribution.

The local supply of vaccine has been stable with some 40,000 doses being delivered per day at the Oakland Coliseum mass-injection site, according to Alameda County Public Health Officer Dr. Nicholas Moss.

"I want just to assure you that our decisions are driven by science, and by our public health experts who make these decisions and by how much vaccine supply we had, which was not predictable at times."

"Our goal is to save the most lives and protect the public health, and that is how those decisions are being made, so I know it's been frustrating, and I hear you. But I want you to know that it is always coming from a place of science and of saving the most lives which is obviously critical," Dr. Moss said.



In addition to people with underlying health issues, the state's new vaccination eligibility list includes public transit and commercial airline workers and individuals who live or work in other high-risk settings, such as jail or detention facilities and homeless shelters.

The new vaccination guidelines add to the previous vaccine-eligible groups such as first responders, healthcare workers, educators, childcare workers, food workers, and those aged 65-years and older.

Meanwhile, health officers in the Bay Area endorsed any of the three currently available vaccines, saying the best vaccine is the one you can get the soonest.

**Castro Valley**  
Confirmed Cases = 2,379

**Alameda County**  
Vaccinations = 590,454  
Confirmed Cases = 82,046  
Deaths = 1,328

**California**  
Vaccinations = 12,172,948  
Confirmed Cases = 3,603,538  
Deaths = 55,942

as of March 15, 2021

## LETTERS TO THE EDITOR

FREDZ@EBPUBLISHING.COM

### Food for Thought Regarding Newsom Recall

Editor:

Mr. Rosenberg's letter ("Supports Newsom Recall," Letters, March 10) regarding signing a petition to recall Governor Newsom, presents the weakest and most ridiculous reason for recalling a governor. Call me simple, but Governor Newsom is a human being full of faults, just like all of us. He has done a fairly good job trying to take care of our very complicated and needy state.

Yes, it wasn't easy to try and get a Covid Vaccine, but I think that most seniors have gotten at least one if not both doses of the coveted vaccine somewhere in our area.

I am an 82 year old mother and grandmother. We have 5 grandchildren in school, and I am so happy that teachers were allowed to get the Covid Vaccine. It makes them healthier and safer, thus keeping the children that they might encounter, healthier and safer too. That's a win, win! So stop your whining.

What made my blood curdle was when our former president Trump, his family and all those Republican politicians, who didn't believe in the virus, but made sure they were first in line to get the Vaccine regardless of age. Now that is something worth complaining about.

I hope that this will be food for thought, for all of you folks out there trying to get your petition signed.

—Barbara Lang, Castro Valley

### School Openings: "Florida Got it Right"

Editor:

An article that recently appeared in the LA Times was titled "California and Florida took vastly different approaches to Covid." It highlighted the comparative death rates, levels of unemployment, confirmed Covid cases, etc.

But only at the end of a very long article did it briefly mention the most important difference. Since September 2020 the vast majority of Florida schools have been open for in-person instruction. Conspicuously absent from the article are the comparative statistics on pediatric health.

As reported by the Florida Department of Health, as of March 8, 2021 there were 217,689 Covid cases under the age of 17 with 10 deaths. For the same age group the latest figures from the California Department of Health report 361,365 Covid cases with 14 deaths.

An opinion piece in the March 9, 2021 edition of USA Today by Doctors Henderson, Gandhi et al. goes into great detail how the science clearly shows children are not at significant risk for hospitalization nor death from Covid and viral spread is minimal in schools with appropriate safety measures.

The headline should have read "When it comes to school opening, Florida got it right."

—Martin Wilmington, Castro Valley

**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](mailto:fredz@ebpublishing.com), or mail to: The Forum, P.O. Box 2897, Alameda, CA 94501.

## Obituaries

### CASTRO VALLEY FORUM OBITUARIES

may be emailed to: [obits@ebpublishing.com](mailto:obits@ebpublishing.com) or faxed to 510-483-4209. Include a phone number. For help, call Patrick Vadnais at 510-614-1558

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## Josephine Louise Gouveia (Peggy)

Josephine Louise Gouveia (Peggy) passed away peacefully in the loving company of her family, at home, on March 11th, 2021. Just nine days short of her 95th birthday. Daughter of Alma Guistino, Francesco Impriale and stepdaughter of Leonard Guistino, she was a native of San Francisco. She moved to Oakland when she was three. She married her neighborhood sweetheart, Ernest (Ernie) in 1943. They were married for 65 years until his passing in 2009. They moved to Castro Valley in 1955 and spent their entire lives there.

Peggy loved books, art, music and traveling. She was a gourmet chef who loved to open her home – a "hug" of a place where love and laughter were accompanied by home cooked dinners prepared with love and Ernie serving plenty of wine. She was a homemaker, but in addition she also was the assistant bookstore manager at Mills College in Oakland from 1977 -1994. Combining her love of books and interacting with so many diversified students and staff was, as she said, "The best of all possible worlds."

She is survived by her three children Leigh Gouveia (SP. Christine); Susan Neiberger; Mark Gouveia (SP. David); her four grandsons Greg Gouveia (SP. Jacquelyn); Brent Gouveia, Adam Neiberger and Michael Neiberger and her two great granddaughters Olivia Gouveia and Emmeline Gouveia.

Private Family Services will be held at the Jess C. Spencer Mortuary in Castro Valley, on March 24th 2021.

A private burial will be held at the San Joaquin Valley National Cemetery in Santa Nella, on March 24th 2021. The family wishes that donations be made to the American Heart or American Lung Association or a favorite charity.

Arrangements made by Jess C. Spencer Mortuary, Inc. & Crematory, (510) 581-9133.



### HOROSCOPE by Salomé

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**ARIES (March 21 - April 19):** The week promises a calmer aspect. Although there might be some lingering effects of a recent job problem, things should continue to ease up. Also expect a change in a home-based situation.



**TAURUS (April 20 - May 20):** If you feel uneasy about a colleague's suggestion, it might be that your wise inner Taurean guide is alerting you to a potential problem. Stepping away could turn out to be the right thing to do.



**GEMINI (May 21 - June 20):** A family get-together opens up new opportunities for renewing ties. It can be especially effective in dealing with disagreements that should have been, but never were, fully resolved.



**CANCER (June 21 - July 22):** You might be surprised at the response you get to a recent decision. You might be even more surprised by the reasons behind it. In any event, you'll learn something important.



**LEO (July 23 - August 22):** Your aspects favor resolving any tensions left over from a recent incident. You might want to consider having a "clear the air" talk as soon as you can. A call can lead to a change of plans.



**VIRGO (August 23 - Sept. 22):** Avoid repeating yourself. If your first few efforts fail to connect, maybe it's because you haven't found the right way to get your message across. Try changing your approach.



**LIBRA (Sept. 23 - October 22):** Good intentions plus a strong resolve to succeed can take you where you want to go. Don't give up just because someone suggests you might be pursuing an impossible cause.



**SCORPIO (October 23 - November 21):** An unexpected setback can be a blessing in disguise. Use it to recheck your facts and how you've presented them. Meanwhile, look for ways to expand your contacts.



**SAGITTARIUS (Nov. 22 - Dec. 21):** You should finally be seeing a positive change in a recent personal situation. However, an on-the-job matter might need more attention than you realized. Stay with it.



**CAPRICORN (Dec. 22 - Jan. 19):** While you should be close to completing an important matter, you still need to focus on being focused. But things ease up in time for weekend fun.



**AQUARIUS (Jan. 20 - Feb. 18):** A certain matter might take an unexpected turn. Don't simply accept it; ask for an explanation. What you learn might be helpful in shifting the situation around to your benefit.



**PISCES (Feb. 19 - March 20):** Projecting a positive attitude helps restore calm even when you're confronting some pretty stormy situations. Stay the course. The outcome will be well worth your efforts.

## Obituaries

### Sonya Sue Fain

March 29, 1935 ~ February 23, 2021

Sonya passed away on February 23, 2021 in Castro Valley at the age of 85. Sonya was born on March 29, 1935 in Oklahoma to Roy and Lillie Webster. She had one sister and three brothers, Sonya being the last to survive.

She married Glen, a civil engineer, in New Mexico in 1953. Together they raised five children. A son was born in Oklahoma, four other children in Southern California.

Sonya worked at home raising their five children. She loved crocheting, gardening, and cooking, including her famous Christmas fruitcake.

Sonya is survived by her five children, Roy Patrick Fain of Santa Cruz, Rebecca Sue Fain of Castro Valley, Jenny Lou Mostek and her husband Steve of Oregon, Elizabeth Ann Fain of Castro Valley, and Robert Michael Fain of Fremont. Her two grandchildren, Sara Ann Richmond and husband Ely of Colorado, and Ryan Glen Fain of Castro Valley were the light of her life and she loved them fiercely.

Per her request, no services will be held.





# Seniors: Should We Have More Than Last Will to Cover What Happens Upon Death?

*Q: My wife and I were wondering whether we would need more than a Last Will for each of us to cover what happens upon death. Is a Will usually enough?*

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

**A:** The simple answer is "No." Usually more planning documents are necessary, or at least strongly advisable.

While a Will is an important estate planning document, there are things that it won't cover or cannot do. Consider the following:

- **Wills Do Not Cover All Property:** Although a Will is one way to direct who gets your property on death, it does not cover everything. The following are examples of property you cannot distribute by Will:

- **Jointly held property.** Property that is co-owned with another person is usually not distributed through your Will. If held in Joint Tenancy, then upon the death of a joint tenant, his or her interest goes to the other joint tenant(s) and not according to the deceased joint tenant's Will.



**While a Will is an important estate planning document, there are things that it won't cover or cannot do.**

- **Property in Trust.** If you place property into a trust, the property passes to the beneficiaries named in the trust, not according to your Will. Sometimes there may be a dispute as to whether the property is in your Trust or in your Will, and this may have to be decided by a probate judge.
- **Pay on Death accounts.** With Pay on Death, or "Transfer upon Death" accounts, the account owner

er names a beneficiary (or beneficiaries) to whom the account assets pass automatically upon the death of the original owner, and are not governed by your Will.

- **Life insurance.** Life insurance passes to the beneficiary you name in your life insurance policy and is not controlled by your Will.

- **Retirement plan.** Similar to life insurance, assets in a retirement account (e.g., an IRA or 401(k)) pass to the named beneficiaries. Under federal law, a surviving spouse is usually the automatic beneficiary of a 401(k), al-

though there are some exceptions. With an IRA, you may be able to name your preferred beneficiary, but subject to your spouse's consent if the assets are community property.

A Will is also not well suited to address these other matters:

- **Funeral instructions.** A Will is not the best place to put your funeral instructions. Wills are often not found until days or weeks after death. It is better to leave a separate letter of instruction that is located in an easily accessible location.

- **Management of Assets During Incapacity:** A Will only "speaks" at death, so if you wish someone whom you trust to take charge of assets if you become incapacitated, you will need other estate planning documents, e.g. a Trust and/or Durable Power Of Attorney.

- **Facilitating Eligibility for Care Subsidy:** Many elders need long term care in their later years, which is usually expensive. To help with that expense, the family may seek a public benefits subsidy under the Medi-Cal program. However, doing so often requires that certain steps be taken with assets in order to qualify. To facilitate qualification, the elder must have delegated certain legal powers over assets to a trusted child or other family. Wills, which only take effect at death, do not address this need.

- **Probate Usually Required.** Property distributed via a Will usually requires a probate, which is the formal process by which the court supervises the distribution of your property as instructed in your Will. Many people prefer to avoid probate, and hence their reliance upon Trusts or other devices.

Food for thought?

*Gene L. Osofsky is a local Elder Law and Estate Planning attorney. Visit his website at [www.Lawyer-ForSeniors.com](http://www.Lawyer-ForSeniors.com).*



PHOTO COURTESY OF THE HAYWARD ARTS COUNCIL

**"Magical Mountains,"** an acrylic by Margaret Mary Robbins, is among the many original works of art at the Hayward Arts Council and the Hayward Area Historical Society Online Auction, through March 28.

## Become an Arts & History Superhero

**By Winda I. Shimizu**  
SPECIAL TO THE FORUM

From March 15-28, two worthwhile non-profits — the Hayward Arts Council and the Hayward Area Historical Society — are joining forces to raise funds for their continued contributions to local culture.

Join us at [bit.ly/BeAHeroAuction](http://bit.ly/BeAHeroAuction) and bid on all kinds of fabulous items, including unique artwork, virtual experiences, local restaurant gift cards and all kinds of gifts that are sure to please.

You can also choose to contribute to the Fund-A-Need items and support specific project initiatives for both non-profits. So, if you value the culture of art and history in the Hayward area, plan on getting involved in the next two weeks. Either jump into the auction for art or history or restaurants, or simply donate, to help keep these valuable Hayward non-profits afloat in our community.

For more information, contact Winda Shimizu at Hayward Arts Council at [hac@haywardartscouncil.org](mailto:hac@haywardartscouncil.org), or Marcess, at Hayward Area Historical Society at [marcess@haywardareahistory.org](mailto:marcess@haywardareahistory.org).

*Winda I. Shimizu is the Executive Director of the Hayward Arts Council.*

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