

CASTRO VALLEY FORUM

A COMMUNITY NEWSPAPER SERVING CASTRO VALLEY SINCE 1989

YEAR 28

WEDNESDAY, DECEMBER 7, 2016

NO. 49

INSIDE YOUR
FORUM

FEATURES



Eden Awards

Local residents have the opportunity to nominate citizens for recognition

Page 2

LIVING



X-Mas Cookies

Sweeten up the holiday season with a fresh batch of Christmas cookies

Page 5

NEWS



G is for Green

Measure G advocate dyes his hair green to promote awareness

Page 19

INDEX

Classified Ads	16
Community Calendar ...	4
Crosswords	5
Holidays	10
Homes	13
Horoscope	5
Obituaries	18
Seniors	8
Sports.....	12
Weather	2

PHONE: (510) 537-1792

Local Residents Share Their Thoughts
During Swalwell's Town Hall Meeting

By Michael Singer
CASTRO VALLEY FORUM

More than 350 people crowded Castro Valley High School's cafeteria this past Saturday for a chance to let U.S. Representative Eric Swalwell know what was on their minds.

Fresh from his third term victory in the November 8 election, the Congressman set up the town hall meeting to offer his views on how Congress will work with the incoming administration of President-elect Donald Trump.

Swalwell reassured the crowd with words of hope and determination to support the freedoms of all Americans, not just the wealthy or powerful.

"Despite the rhetoric that we hear at the very top," Swalwell said to standing ovations, "I want you all to know we still have fair-minded policies that protect people to practice whatever religion they want without being in a registry; that the undocumented have a pathway toward citizenship; and that so much of what we fought for with same-sex marriages and a woman's right to choose is not rolled back by a bigoted government."



Congressman Eric Swalwell answers questions during Saturday's Town Hall meeting at the Castro Valley High School Cafeteria.

PHOTO BY MICHAEL SINGER

More than 20 people formally addressed Rep. Swalwell with questions ranging from concerns over congressional term limits and the failure to appoint a ninth Supreme Court Justice to suggestions that California should secede from the Union or adopt a Sanctuary State status to protect immigrants.

In response to questions, Rep. Swalwell pledged to continue to protect Social Security against privatization, ease the burdens of caring for elderly parents, reduce student debt, and thwart attempts to repeal banking and finance reforms.

Closer to home, Rep. Swalwell

pledged to make a BART extension to Livermore a top priority. He also reiterated his support for an elected board of directors for the local Municipal Advisory Council (MAC) and investing in updating schools in the western parts of his district.

see HALL on page 11

Second
Homicide
In a Week

By Amy Sylvestri
CASTRO VALLEY FORUM

A man was shot and killed Sunday morning, Dec. 4, while visiting a home on the 2500 block of Denning Court in Castro Valley.

According to the Alameda County Sheriff's office, the victim was in the home's garage when he was shot and killed just before 8 a.m.

A suspect, who apparently was also a visitor at the Castro Valley home, was arrested the same day in Hayward. The names of the victim and suspect have not yet been released and the investigation is ongoing.

Authorities said the motivation for the shooting is unknown, but the men had apparently gotten into an argument.

At least one other person was at the home at the time of the killing, but was not injured.

The homicide comes less than a week after another shooting death in Castro Valley.

On Nov. 28, 37-year-old Caesar Plascencia was shot and killed in front of his home on Wilson Ave—see HOMICIDE on page 6

CV History Exhibit
Opens at the Adobe

This is the third in a series about our town's history coinciding with a month-long display opening this Saturday at the Adobe Art Center.

By Thomas E. Lorentzen
SPECIAL TO THE FORUM

The exhibit, "200 Years of Castro Valley History" opened last Saturday at the A.B. Morris Adobe Art Center. The sizeable crowd that attended confirmed the importance of this exhibit and the history of Castro Valley to the people of our town.

A couple of hundred people not only came to see what was on display, but they stayed to talk about what they saw as well as what they know.

Questions were asked and stories were told. The enthusiasm displayed provided testimony to the appreciation that our residents have for Castro Valley and the interesting history that has made us into the town that we are today. They wanted to learn, understand, appreciate and enjoy. All residents are encouraged to visit and enjoy this wonderful exhibit.

As referenced in preceding articles, the original residents here, long before nationhood, were the Ohlone Indians. Then, a land grant to Don Guillermo Castro by Mexico created "Castro's Valley."

Unable to maintain his rancho, Faxon D. Atherton purchased 27,000 acres of his land at a sher—see HISTORY on page 7



PHOTO COURTESY OF JASON ENGELUND

CV Historian Randy Vanderbilt (center) chats with visitors at Saturday's opening day reception of the "200 Years of Castro Valley History" exhibit at the Adobe Art Gallery.

Castro Valley Weather Dec. 7 - 11, 2016



Wednesday
Partly Cloudy
High 52° Low 46°



Thursday
Rainy
High 59° Low 56°



Friday
Showers
High 62° Low 47°



Saturday
Rain Possible
High 58° Low 41°



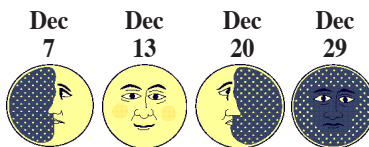
Sunday
Mostly Cloudy
High 58° Low 47°

Almanac



Past Week's Rain: 00.00
Season To Date: 06.66
Normal To Date: 04.79
Season Average: 21.22

Moon Phases



Sun sets at 4:50 p.m. today, rises at 7:13 a.m. Thursday.

Michele Markovich Antiques
20407 Santa Maria Ave. and 2510 San Carlos Ave.
michele.estatesales@gmail.com

ESTATE LIQUIDATION
Estate Sales & Consignments
Cell- 882-3242

Eden Awards Nominations Sought

Most of us know someone who is an outstanding contributor to the community – who exemplifies what we consider “the very best” in a person.

The Castro Valley/Eden Area Chamber of Commerce is giving local residents the opportunity of nominating these special citizens for recognition at next month's Second Annual Eden Awards, following last year's celebratory inaugural awards presentation.

The public is encouraged to submit nominations for Business Person of the Year, Volunteer of the Year, First Responder of the Year, Castro Valley Teacher of the Year, and San Lorenzo Teacher of the Year.

The deadline for nominations is 5 p.m. on Thursday, December 15.

Nominations forms are available at the Chamber office, Suite 224 at 3160 Castro Valley Blvd., or by email at info@castrovalley-chamber.com.

The annual Eden Awards will be presented on Saturday, January 28, 2017, beginning at 6 p.m. at the Redwood Canyon Golf Course and Events Center, located at 17007 Redwood Road in CV.

Tickets are now on sale for \$75 (\$60 for first responders and veterans), which includes a Red Carpet Entrance, the awards ceremony, live music, dinner and dessert. Evening attire is requested.

For more information, call the Chamber office at 510-537-5300.

Follow These Year-End Tax Tips, They May Help Save You Money

By Nathaniel Sillin
SPECIAL TO THE FORUM

The end of the year is approaching and between visiting friends and family and celebrating the holidays, your taxes may be the last thing on your mind. However, putting off tax preparation until later could be a costly mistake.

While tax season doesn't start until mid-January, if you want to affect the return you file in 2017, you'll need to make some tax moves before the end of 2016.

You might make this a yearly tradition – while there may be slight alterations in rules or numbers from one year to the next, many of the fundamentals behind tax-saving advice remain the same.

Sell Losing Investments

Do you have property, stocks or other investments that have dropped in value and you're considering offloading? If you sell the investments before the end of the year, you can use the lost value to offset capital gains (profits from capital assets). Excess losses can offset up to \$3,000 from ordinary taxable income and be rolled over to following years.

Optimize Charitable Giving

Many people make an annual tradition of donating their time and money to support charitable causes. It's a noble thing to do and could come with a tax benefit.

The value of your donation to a qualified charitable organization, minus the value of anything you receive in return, could offset your taxable income.

Charitable contributions are deductible if you itemize deductions. However, most taxpayers find it best to take the standard deduction – \$12,600 for married people filing jointly, \$9,300 for heads of households and \$6,300 for single or married people filing separately for the 2016 tax year.

If it's best for you to take the standard deduction for 2016 but you think you may itemize your deductions next year, consider holding off until the new year to make the donations.

Defer Income to 2017

You might be able to lower your taxable income for 2016 by delaying some pay until after New Year. Employees could ask employer to send a holiday bonus or December's commission in January.

see TAX on page 12



PHOTO BY FRED ZEHLDER

IT'S BEGINNING TO LOOK A LOT LIKE CHRISTMAS: Hundreds of residents were on hand Friday evening for the lighting of the Christmas Tree at Castro Village.



You Need the Right Diagnosis to Say Goodbye to

Nerve Pain

There are three types of nerves in the body:

1. **Autonomic nerves.** These nerves control the involuntary or partially voluntary activities of your body, including heart rate, blood pressure, digestion, and temperature regulation.

2. **Motor nerves.** These nerves control your movements and actions by passing information from your brain and spinal cord to your muscles.

3. **Sensory nerves.** These nerves relay information from your skin and muscles back to your spinal cord and brain. The information is then processed to let you feel pain and other sensations.

Because nerves are essential to all you do, nerve pain and damage can seriously affect your quality of life.

What Are the Symptoms of Nerve Pain and Nerve Damage?

With nerve damage there can be a wide array of symptoms. Which ones you may have depends on the location and type of nerves that are affected. Damage can occur to nerves in your brain and spinal cord. It can also occur in the peripheral nerves, which are located throughout the rest of your body.

Autonomic nerve damage may produce the following symptoms:

- Too much sweating or too little sweating
- Lightheadedness
- Dry eyes and mouth
- Constipation
- Bladder dysfunction
- Sexual dysfunction

Damage to motor nerves may produce the following symptoms:

- Weakness
- Muscle atrophy
- Twitching, also known as fasciculation
- Paralysis

Sensory nerve damage may produce the following symptoms:

- Pain
- Sensitivity
- Numbness

Your nerve system is involved in everything your body does, from regulating your breathing to controlling your muscles and sensing heat and cold. Because your nerve system is so critical for your health when things go wrong with it you may experience EXCRUCIATING PAIN and/or some very strange symptoms...

- Tingling or prickling
- Burning
- Problems with positional awareness

In some instances, people with nerve damage will have symptoms that indicate damage to two, or even three, different types of nerves. For instance, you might experience weakness and burning of your legs at the same time. To further complicate matters we don't all develop the same way and different un-expected nerves can cause similar problems. This has made it very difficult to diagnose disorders caused by nerve damage based on which nerve “should” cause what.

That is, until now...

Recent advances in technology that detects nerve damage has led to more precise diagnosis for those people suffering with nerve damage disorders.

And more precise diagnosis leads to better results... results which have been published in major medical journals. With data published in 2014 showing success rates as high as 88% some back surgeons are recommending their patients try this treatment first before having back surgery (for nerve damage that leads to back pain and sciatica).

In Pleasanton, you can get your body scanned for nerve damage at Intero Chiropractic.

Your invitation for a comprehensive consultation and examination to pinpoint the cause of your nerve damage.

All you have to do to receive a thorough diagnostic examination with the most advanced technology in the world and a comprehensive easy to understand report on your state of health is call (925) 255 5805. Mention this article (CODE: LOS49NVP3) and they will happily reduce their usual consultation fee of \$100 to just \$20.

But hurry, for obvious reasons – this is a time limited offer – with only 100 reader consultations available at this exclusively discounted rate.

Don't suffer a moment longer...

Find out what is causing your nerve damage, book a consultation now by calling (925) 255 5805, they are waiting to take your call today.

Over the years, they've treated hundreds of patients with nerve damage. The vast majority of them have enjoyed superior, lasting relief. In fact, many who've suffered and have tried other remedies have told them they gave them back their lives!

Call them now and get a full and thorough examination to pinpoint the cause of your problem for just \$20, the normal cost of such an exam is \$100 so you will save \$80!

Call them now on (925) 255 5805 and cut out or tear out this article and take it to your appointment. You'll be entitled to a comprehensive examination to diagnose the cause of your problem – and you'll be on your way to safe, lasting relief! Don't delay your important diagnosis and treatment another moment!

You can even call on the weekend and leave a message on their answering machine to secure your spot as they promise to return all calls; and during the week they are very busy, so if they don't pick up straight away do leave a message. So call now on (925) 255 5805 and quote this special discount code: LOS49NVP3.

For obvious reasons they can't help everyone at this reduced price, so please call soon to secure your special opportunity.

PAID ADVERTISEMENT

SHERIFF'S REPORTS

COMPILED BY MICHAEL SINGER • SPECIAL TO THE FORUM



Too Much Merry

Sunday, December 4: at 10:32 p.m., Sheriff's deputies arrested a 49-year-old man from Fremont on suspicion of public intoxication. The man was hanging outside a business on Redwood Road near Redwood Court when deputies stopped him for questioning. The man failed his field-sobriety test and was taken to a sobering center.

Public Intoxication

Sunday, December 4: at 1:44 a.m., a 32-year-old man from Castro Valley was arrested on suspicion of public intoxication. Deputies spotted the man outside an apartment on Denning Court near Stanton Avenue and noticed him staggering around. The man failed his field-sobriety test and was taken to a sobering center.

Troubled Woman Arrested Twice

Sunday, December 4: at 7:01 p.m., deputies arrested a 50-year-old woman with no permanent address twice last week on separate counts of trespassing and public intoxication. On Thursday, the woman was detained on Village Drive near Castro Valley Boulevard after

deputies found the woman intoxicated in public. Deputies took the woman to a sobering center after she failed her field-sobriety test. Then on Sunday, the woman was spotted trespassing at a church on Grove Way near Redwood Road. Deputies attempted to help, but the woman resisted arrest. She was handcuffed and taken into custody.

Over the Limit

Saturday, December 3: at 2:57 a.m., a 30-year-old man from Hayward was arrested on suspicion of public intoxication. The man was hanging around a business on Redwood Road and Castro Valley Boulevard when deputies approached him for questioning. The man failed his field-sobriety test and was taken into custody.

Illegal Narcotics

Friday, December 2: at 3:35 p.m., deputies arrested a 37-year-old man from Castro Valley on suspicion of possession of illegal narcotics drugs. The man was traveling on Center Street near East Castro Valley Boulevard when deputies stopped him for questioning and discovered his stash. The man was taken into custody.

Breaking and Entering Of Boulevard Business

Saturday, December 5: at 1:33 a.m., a 42-year-old man from Antioch (Contra Costa County) was arrested on suspicion of breaking and entering a business on Castro Valley Boulevard near Anita Avenue. Deputies were tipped off to the incident following a silent alarm. The man was additionally wanted as part of a warrant issued for his arrest. Deputies took the man to Santa Rita Jail pending \$5,000 in bail.

Petty Theft and Restraining Order Violation

Wednesday, November 30: at 8:45 p.m., deputies arrested a 46-year-old man on suspicion of petty theft and violating the terms of a court-issued restraining order. The man was also wanted in connection to a warrant out for his arrest. Deputies stopped the man behind a coffee store on Redwood Road near Castro Valley Boulevard after a local business owner spotted him running out with an unspecified amount of unpaid merchandise. The man was taken to Santa Rita Jail pending \$25,000 in bail.

see REPORTS on page 6



PHOTO BY FRED ZEHNDER

JD's Restaurant, a favorite "old school" diner on the Boulevard for nearly 50 years, was just a pile of rubble last week as crews demolished the building to make way for a new veterinary hospital. Located next to the Chabot Cinema, the restaurant was famous for such specialties as eggs Benedict, waffles and thick milk shakes. It closed its doors in 2012.

CVSan Receives Transparency Award

The Castro Valley Sanitary District (CVSan) recently received the District Transparency Certificate of Excellence at the California Special Districts Association Annual Conference in San Diego.

This is CVSan's second time receiving the Certificate, which

recognizes outstanding efforts to promote transparency and good governance. To qualify, a district must demonstrate the completion of eight essential governance transparency requirements, which include conducting ethics training for all board members, holding

open public meetings, and filing of reports to the State Controller's Office in a timely manner.

In addition, CVSan fulfilled 15 website requirements, including board agendas, minutes, the current district budget, and the most recent financial audit online.

AC Transit's Measure C1 Passes With About an 80% Majority Vote

AC Transit's ballot Measure C1 received an overwhelming majority vote in both Alameda County (82%) and Western Contra Costa County (78%).

Measure C1 is neither a new tax nor will its approval raise the current \$8 per month parcel tax. Instead, the voter-approved renewal will raise \$30 million per year for a total of \$600 million by 2039. Every dollar is vitally needed to support operations and maintenance.

"What this 'yes' vote means is that AC Transit will be able to

count on a stable funding source, that is not subject to the state of the economy," said AC Transit's General Manager, Michael Hursh.

Measure C1 provides funding support for:

- Options that provide independence and mobility for seniors and persons with disabilities;
- Transportation to areas where people work and attend schools;
- Reliable, on-time alternatives to driving;
- Continued support of bus operations and maintenance.

POPEYE AUTO COLLISION

Reasonable • Reliable • Respected

INSURANCE CLAIMS WELCOME!

1420 - 167TH AVE. • SAN LEANDRO • 510-276-1500
popeyeauto@att.net

10% OFF WITH THIS AD • EXPIRES 12-31-16

Village Barber Shop

Made In The U.S.A.
An Old Fashioned Barber Shop

In The Village Shopping Center
3372 Village Dr., Castro Valley
881-9555
Just Walk In
Open: Tuesday-Friday 9am - 5:30pm
Saturday 8am - 4pm
www.villagebarbershop.com

Avoid Probate

LIVING TRUST

GIVE MORE TO YOUR LOVED ONES!

Single Trust: \$595 - Couple Trust: \$695
Grant Deeds - Power of Attorney - Wills & Trust Services

DP LEGAL SOLUTIONS

2016 Leelling Blvd., San Leandro, CA 94579
(510) 346-5686 | www.dplegalsolutions.com

We are a Legal Document Preparation Firm, providing self-help services at your direction. We are not attorneys and don't provide legal advice. Alameda LDA# 134

Douglas Morrisson Theatre
22311 N. Third Street, Hayward, CA

It's a Wonderful Life: A Live Radio Play

Adapted by Joe Landry
Based on the Frank Capra film
DEC 1-11, 2016

HAYWARD AREA RECREATION & PARK DISTRICT

510-881-6777
www.dmtonline.org

GET THERE

From a stalled future to a higher gear.

UPS Freight is NOW HIRING
in San Leandro -
Retention bonus up to \$30,000!

Full-Time City Drivers:
Competitive Pay | Must be 21 or older | CDL A Required

Visit jobs-ups.com/print or
text "FREIGHT" to 33588

*By participating, you consent to receive text messages sent by an automatic telephone dialing system. Consent to these terms is not condition of purchase. Message and data rates may apply. T&C Privacy Policy: www.SMS-terms.com/ups

Get there
jobs-ups.com/print



UPS is an equal opportunity employer - race/color/religion/sex/national origin/veteran/disability/sexual orientation/gender identity.

Find More Local News in the Forum

To advertise call
Mary Florence: 510-861-3270 or
Linda Nakhai: 510-915-1513

WWW.CASTROVALLEYFORUM.COM

The Week Ahead

● Thursday, December 8: School Board Meeting

The Castro Valley Board of Education will meet in open session at 7 p.m. tomorrow in the Board Room at 4400 Alma Avenue. Newly elected board members will take the Oath of Office. Both the CSEA and CVTA will update the board on their activities. For the complete agenda, visit bit.ly/CVUSDBoardMeetings

● Thursday, December 8: 'Handling the Holidays' Workshop

To help those who have experienced a loss, Hope Hospice is holding a "Handling the Holidays" workshop at the Hope Grief Support Center, 6377 Clark Ave. in Dublin at 2 p.m. tomorrow. For info, call 925-829-8770 or visit HopeHospice.com

● Friday, December 9: Holiday High Tea

Join the Aitken Senior & Community Center, 17800 Redwood Road, for a traditional English High Tea from 1 to 3 p.m. this Friday. Participants can decorate a table for four people in a holiday theme with your own linens, china, silverware and teapot. Tickets are \$10 per person and space is limited. Join us for scrumptious treats and tea! For more information please call the Senior Center at 510-881-6738.

● Saturday, December 10: Breakfast Supporting Scouts

Boy Scout Troop 722 of Castro Valley will host an all-you-can-eat pancake breakfast at Knudsen's Ice Creamery, 3323 Castro Valley Blvd. from 8 to 10 a.m. this Saturday. Tickets are available at the door..

● Saturday, December 10: Hearing Loss Association

The holiday meeting will be a potluck with a discussion of this year's programs. The leadership would like to hear suggestions from the members for future programs and which of the 2016 events members found most interesting or memorable. The meeting begins at 9:30 a.m. and goes until noon at the Oakland Kaiser Permanente Hospital, Fabiola Bldg., 3801 Howe St., lower level Room G26. Park free on Saturday in the old garage across the street. For more info, email athos.artist@att.net or call Kay at 510-886-4717.

● Saturday, December 10: Annual Crab Feed Advance Tickets

Sons of Norway Snorre Lodge 6-61 will hold its Annual Crab Feed on Jan. 28 at 1808 B Street at Linden in Hayward. No host bar at 6, dinner with salad, spaghetti, crab and dessert at 7, raffle at 8. Advance tickets (\$45 Adults, \$17 children) must be ordered by Dec. 10, or \$50/\$20 by Jan. 13. For questions, call Jeannie at 510-656-3549.

● Sunday, December 11: Free Big Band Holiday Concert

The Castro Valley Library presents A Swingin' Holiday with In Full Swing Big Band, directed by Milt Bowerman, from 2 to 4 p.m. this Sunday, sponsored by the Castro Valley Adult School. Free, no reservations required.

● Sunday, December 11: Build Your Own Menorah!

Build your own Menorah out of clay at Aran's Art Studio, 3313 Village Drive in Castro Village this Sunday, at 3 p.m. Kindly RSVP at 510-728-1333. Latkes & Doughnuts will be served.

...and Beyond

● Wednesday, December 14: Bingo & Lunch

Hayward Fraternal Order of Eagles Auxiliary 1139 will serve ham, scalloped potatoes, vegetables, salad, sweet potato pie, cake, coffee and tea at their Dec. 14 noon bingo charity luncheon. A donation of \$8 will include one bingo card. The proceeds will be added to previous donations to benefit five local area charities for Christmas needs. Join us for a fun afternoon at the Hayward Eagles Hall at 21406 Foothill Blvd, Hayward.

● Wednesday, December 14: Sons In Retirement meeting

SIRs, an organization of retired men, meets on the second Wednesday of each month in the Wedgewood Center at the Metropolitan Golf Links, 10051 Doolittle Drive in Oakland. Happy Hour at 11 a.m., followed by lunch at noon. Great guest speakers. Guests are welcome. Come and meet new friends. For more information call Mel at 510-357-0601.

● Saturday, December 17: Clif Payne Concert

The Castro School of Music at 3300 East Castro Valley Blvd. will present "Our Favorite Things: The Heart of Christmas" featuring recording artist Clif Payne with a four-piece band on Dec. 17 at 7:30 p.m. Payne is on the Grammy ballot for nomination for bet jazz vocal. Tickets are \$15 available online at Brown Paper Tickets and will be \$20 at the door.

● Saturday, December 17: Buon Tempo Crab Feed

The Buon Tempo Italian Club presents the Bob Grazzini Memorial Crab Feed Dec. 17 at Transfiguration Catholic Church, 4000 E. Castro Valley Blvd. No-host bar at 5 p.m., dinner at 6, \$45 per person. Pay in advance, no ticket sales at the door. Make your reservations on the Buon Tempo dinner line at 510-483-6929. Send checks made payable to Buon Tempo Club to Rick Martens, P.O. Box 2625, Fremont 94536.

● Saturday & Sunday, Dec. 17-18: Christmas Bake Sale & Raffle

St. Gerard Women's Club will hold its famous bake sale and raffle after the 4:30 p.m. Mass on Dec. 17 and after 7:30 a.m. Mass on Dec. 18 at St. John's Catholic Church, 264 E. Lewelling Blvd. in San Lorenzo. Continental breakfast available on Sunday the 18th. The Raffle will be held after the 11:30 a.m. Mass on Sunday. For more info, call Brenda Silva at 276-8745, Cheryl Hoffmannat 278-2906 or Ernestine Moir at 537-7232.

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.

Arts & Entertainment

CASTRO VALLEY CENTER FOR THE ARTS

Tickets for CFA events listed below are available online at www.cvartsfoundation.org; or at the Center Box Office, 19501 Redwood Road, Thursdays and Fridays 3-5 p.m. phone 889-8961; or at the CV Adult School, 4430 Alma Ave. Purchase tickets in advance. Prices go up when tickets are purchased at the door.

● **"Yes Virginia, There is a Santa Claus,"** the beloved true story, adapted for the stage by Andrew Fenady, will be performed by the Castro Valley High School Drama Department at 7 p.m. on Dec. 9-10, and at 2 p.m. on Dec. 11. *For tickets (\$13-\$15) see above.*

● **Virginia's Tea Party**, a separate ticketed event for \$5 preceding the show at 6 p.m. on Dec. 10. Participating children will enjoy a tea party with fun treats, cookie decorating and crafts, and of course, writing letters to Santa. These events will be in the Exhibition Hall in the Lobby of the Center for the Arts. Space is limited. You must purchase a "Yes Virginia" show ticket (*see above*) to participate.

● **Creekside Choir Concert**, will be presented at 7 p.m. tonight, Dec. 7. *For tickets (\$4-\$6), see above.*

● **Canyon Middle School Winter Choir Concert**, will be presented at 6:30 p.m. and at 8 p.m. tomorrow, Dec. 8. Come hear the 6th-8th graders in Canyon's Choir's winter/holiday program. *For tickets (\$4-\$6), see above.*

● **Creekside Band Concert** will be presented at 7 p.m. on Monday, Dec. 12. *For tickets (\$5-\$7), see above.*

● **Canyon Band's "Winter Concert,"** featuring Canyon Middle School's Jazz Band, 6th Grade Band, Intermediate Band and Advanced Band, will be presented at 7 p.m. on Tuesday, Dec. 13. *For tickets (\$5-\$7), see above.*

● **Castro Valley High School Orchestra Concert** will be presented at 7 p.m. on Thursday, Dec. 15. *For tickets (\$8-\$10), see above.*

● **California Beach Boys Concert**, originally scheduled for this past October 15, has been rescheduled for Saturday, March 11, 2017 at 7:30 p.m. *For tickets (on sale now) see above.*

THEATRICAL & MUSICAL PERFORMANCES

● **"A Christmas Carol,"** a new version set in Charles Dickens' home in 1843, is playing at Chanticleers Theatre at 3683 Quail Ave. in Castro Valley through Dec. 11. It's the famous tale of Scrooge, Tiny Tim and the Ghosts of Christmas told in a fresh, unique way. Performances are at 8 p.m. on Friday and Saturday nights, with 2 p.m. matinees on Dec. 4 and Dec. 11. For tickets (\$25-\$10, open seating) and information on group rates, visit chanticleers.org or call 510-733-5483.

● **"It's a Wonderful Life: A Live Radio Play"** will be presented by the Douglas Morrisson Theatre at 8 p.m. on Dec. 8, 9, 10, and at 2 p.m. on Dec. 11, at the DMT Theatre, 22311 N. 3rd Street in Hayward. For tickets (\$27-\$29), visit www.dmtonline.org or call 510-881-6777.

● **Special Songs for a Special Time of the Year** will be presented by the Morrisson Theatre Chorus, directed by César Cancino, at 8 p.m. on Thursday, Friday and Saturday, Dec. 15-17, at the Douglas Morrisson Theatre, 22311 North 3rd Street in Hayward. For tickets (\$18-\$12) visit www.dmtonline.org or call 510-991-6777

ART GALLERIES & EVENTS

● **"Local Botanical Beauties, Then and Now,"** an exhibit of watercolors showing the variety of plant life that once dominated the East Bay landscape as well as plants still seen in our foothills as curated by the Mary L. Hardin School of Botanical Illustration, is currently on display at the Museum for History and Culture at 22380 Foothill Blvd. in Hayward. A botanical art demonstration, free with museum admission, will be held from 1 to 2:30 p.m. this Saturday, Dec. 10, with students from the Harden School sharing how they became interested in painting. After the demonstration, audience members will be invited to try their hand at watercolor painting. All supplies will be provided. The museum is open Wednesday through Sunday from 10 a.m. to 4 p.m.

● **"A Woman's View of the World,"** a variety of artistic techniques including watercolors, acrylics, pencil, ink and mixed media by the Diablo/Alameda Chapter of the National League of American Pen Women, continues through Jan. 27 at the John O'Lague Galleria in Hayward City Hall, 777 B Street at Watkins, open M-F 8:30 a.m. to 4:30 p.m.

● **Prints by Bob Wolff**, on exhibit through Jan. 10, 2017, at the Hayward Senior Center, 22325 North 3rd St., Hayward.

CASTRO VALLEY FORUM CASTROVALLEYFORUM.COM

ESTABLISHED: 1989 • CIRCULATION 22,500
© 2016 EASTBAY PUBLISHING CORPORATION - ALL RIGHTS RESERVED

Published every Wednesday by EastBay Publishing Corp.
2060 Washington Ave., San Leandro 94577
Corporate Address: P.O. Box 2897, Alameda, CA 94501
Tel: 510-537-1792 • Fax: 510-814-9691

Fred Zehnder, Editor & Publisher
fredz@ebpublishing.com

Claudette E. Morrison, Business Mgr.
cm@ebpublishing.com

Howard Morrison, Assoc. Publisher
howardm@ebpublishing.com

Patrick Vadnais, Classified Ads / Obituaries
patrickv@ebpublishing.com

Helen Burkett, Advertising Design Mgr.
helenb@ebpublishing.com

Mary Florence, Advertising Sales
861-3270 Mpominville4582@aol.com

Moxie Morrison, Layout Design
moxmore@yahoo.com

Linda Nakhai, Advertising Sales
lnakhai@comcast.net

Contributors:

Amy Sylvestri, News
amys@ebpublishing.com
510-614-1561

Thomas Lorenzen
Winda Shimizu
Linda Sandsmark

Jim Carrizo, Sports
jimcvsports@gmail.com
510-967-3759

Linette Escobar
Terry Liebowitz

Trevin Smith
Simon Wong

Carl Medford
Michael Singer

Submissions to The Forum

To submit Calendar listings or news stories for possible publication, send information by the prior Friday in an email, or attach a document with photos to: fredz@ebpublishing.com, or fax information to 510-814-9691.

B Beauty Salon & Day Spa

15100 Hesperian Blvd. • #102 • San Leandro • 510-481-7888
10-MINUTE DRIVE FROM CASTRO VALLEY

Services: Skin Care, Hair Cut, Color, Highlights, Perm, Permanence Straightening, Waxing, Pedicure, Manicure, Shellac, Fake Nails, Foot Reflexology, Body Massage, Body Scrub



OUR CUSTOMERS' #1 CHOICES:

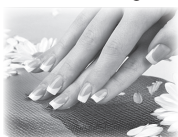
- Oil Body & Shoulder Massage & Stone Foot Massage
\$50 (90 minutes) • \$65 (120 minutes)

You can also request warm stones for your whole back

- Sea Salt Body Scrub & Stone Foot Massage • \$60 (90 minutes)

- Deluxe Pedicure & Warm Stone Massage • \$35

Trimming, shaping and cuticle grooming. Paraffin treatment with mask and warm towels. Nourishing, buffing and polishing. Callous treatment with sugar scrub or sea salt. Hot stone massage and warm lotion massage.



- Basic Facial:\$50/70 minutes
- Men's Haircut:\$12 & up
- Women's Haircut:\$20 & up
- Eyebrow Wax:\$10 & up
- Basic Pedicure & Manicure:\$30/person
- Gel Manicure (Shellac Manicure):\$25/set

PRICES MAY CHANGE AT ANY TIME

www.BeautySalonNdaySpa.com • www.sanleandrofootspa.com



PHOTO BY LINDA SANDSMARK

Holiday Concert at Baywood Court

Four members of the Castro Valley Adult School Band entertained seniors at Baywood Court Retirement Center Sunday. The quartet cheered residents and visitors with holiday music. From left are Kathy Catanho, Chuck Moore, Fred Sandsmark, Thuan Thai. The quartet will also play Sunday, Dec. 11 from 11 a.m. to 12 noon at The Book Shop, 1007 B Street, Hayward. **MORE SENIOR NEWS ON PAGES 8 & 9**

Free Rides on AC Transit's Holiday Bus

Again this year, AC Transit is offering free rides aboard the 2016 holiday bus. The bus, which travels on various routes and is easily recognized by its Yuletide "wrapping," also offers additional onboard giveaways. The service continues through New Year's Eve. Riders should be on the look-out for the festive bus on any of AC Transit's existing bus routes.

SEWER PROBLEMS? CALL US FIRST



Wet weather can cause sewer lines to become overwhelmed and potentially overflow. This winter, if you see an overflowing manhole in CVSan's service area, like the one shown above, remember to **CALL US FIRST**. We will inspect our sewer main lines anytime, 24/7, at no charge to you.

To Report a Sewer Emergency, Please Call:
510-537-0757 (M-F 7:00 a.m. - 4:00 p.m.)
510-506-5821 (After Hours)

CVSan Wastewater: We're Always On.

CASTRO VALLEY SANITARY DISTRICT
Effective Environmental Services since 1939
510-537-0757 | www.cvsan.org
Funded by WW Outreach Campaign



Reports: Drug Bust; Assault; Wanted Man

continued from page 3 Drug Bust

Tuesday, November 29: at 2:59 a.m., a 32-year-old woman with no permanent address was arrested on suspicion of possession of illegal narcotics. Deputies responded to a call about a suspicious person near the intersection of Redwood Road and Grove Way. The woman fitting the description was found with illegal narcotics in her purse. Deputies took the woman into custody.

Assault With Deadly Weapon
Monday, November 28: at 7:58 a.m., a 911 call about a loud and aggressive-sounding argument sent deputies to a home on Lamson Road near Tamera Court. There, they arrested a 55-year-old woman from Castro Valley on suspicion of assault with a deadly weapon and possession of illegal drug paraphernalia. Deputies took the woman into custody. The victim was treated at the scene.

Wanted Man
Monday, November 28: at 7:58 p.m., deputies arrested a 41-year-old man from Castro Valley on suspicion of traumatic assault on a family member. The man was additionally wanted on previous charges as part of a warrant issued for his arrest. Deputies caught up

with the man at an apartment on Regent Way near John Drive. The man was taken to Santa Rita Jail pending \$50,000 in bail.

Can't Stay Away
Monday, November 28: at 2:11 a.m., an emergency call about a suspicious person sent deputies to a mobile home on Castro Valley Boulevard near Anita Avenue.

There, they arrested a 30-year-old man from Castro Valley on suspicion of possession of an illegal amount of marijuana drugs and violating the terms of a court-issued restraining order. The man was also wanted as part of a warrant issued for his arrest. Deputies handcuffed the man and took him to Santa Rita Jail pending \$5,000 in bail.

Homicide: No Arrest Made And No Motive Determined

continued from front page
nue. Police don't believe the two crimes are related.

Plascencia may have been the victim of a drive-by shooting or the shooter may have simply fled in a waiting vehicle. A nearby parked car was hit by stray bullets.

No arrests have yet been made in that case and no motive has been determined.

Plascencia's family, including his 9-year-old daughter and 12-year-old son, were inside the home when he was shot and they were not injured.

Anyone with information about this case is asked to call sheriff's investigators at 510-667-3636.

A fundraising website has been



Caesar Plascencia shown with his daughter from the family's fundraising page.

established to help Plascencia's family, www.gofundme.com/caesar-plascencia-funeral-services.

Holidays Around the Town

MERCHANTS - Encourage Customers to Stop by and Shop Locally this Year
Advertise in Castro Valley Forum

**SPACE IS LIMITED
CALL NOW TO ADVERTISE!**
Mary Florence • 510-861-3270
Linda Nakhai • 510-915-1513



www.castrovalleyforum.com



PHOTO BY JIM NEGRI

YoYo Championship (above) from left, CV Rotary President Carol Wikle, Superintendent Parvin Ahmadi, Bill Nott, Dr. Jerry SooHoo, Caryl Mahar, Todd Anglin, Dwight Perry and YoYo Master Bruce Johnson. Below, from left, Winner Dr. SooHoo and competitors Ahmadi and Mahar.

Castro Valley Rotarians Take Place in YoYo Championship

One of the most competitive events of the Castro Valley Rotary year took place last week when six Rotarians competed in the Club's 2016 YoYo Championship.

Dr. Jerry SooHoo won the championship scoring 40 out of 50 possible points followed by Cas-

tro Valley School Superintendent Parvin Ahmadi with 20 points and finishing third was Todd Anglin who also scored 20 points but lost in the tie breaker.

Winning Participation Certificates were Dwight Perry and Bill Nott with 15 points, and Caryl Ma-

har who, although she did not score any points, was a feisty competitor.

The Nov. 29 tournament was run by Rotarians Bruce Johnson and Redwood Christian Schools Superintendent Al Hearne. CV Rotary President Carol Wikle and Johnson certified the results.



Dr. Jerry SooHoo



Parvin Ahmadi



Caryl Mahar

History: CV Exhibit at Adobe Art Center

continued from front page

iff's sale in 1864. His investment enabled Castro to leave the area with sufficient funds to start a new life in South America and pay off his debts.

Atherton then retained agents to sell land, often in 500 acre parcels. This brought families with familiar names to this day to the area, such as Strobridge, Stanton and Jensen.

Ranching and farming became central to this stage of development in "Castro's Valley." Several decades of slow growth continued, until the period of ranching and farming started transitioning into the next stage of development as CV moved from a rural area to a suburban one.

Instead of "Castro's Valley" we were now becoming Castro Valley – a town with a new identity and with a new purpose. As the saying went, we were "crowing because we were growing." There was a town being developed.

During this stage, to be covered more next week, required the development of a sanitation district, schools, a library, a shopping center, a movie theater, roads, homes and other elements of good living.

We also had some questionable activities, particularly during Prohibition.

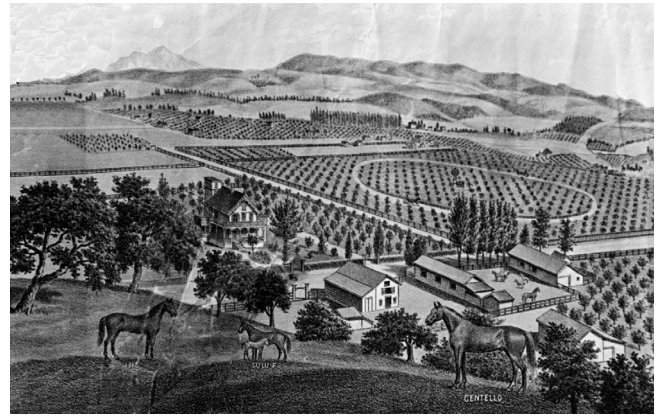


PHOTO: HAYWARD AREA HISTORICAL SOCIETY

Ranching and farming in the late 1800s became central to the development of Castro Valley. Above, the Laurel Ranch, the home of J.H. Strobridge near Hayward.

Crow Canyon had a dozen or so stills, and a speakeasy or two happened to reside within our town's domain.

A long-time CV resident - Al Bronzoni, can regale visitors to the history exhibit with personal stories based upon his family's experiences during this period of time.

My late father, while a resident of Oakland, told me decades ago that he enjoyed visiting a popular speakeasy on East Castro Valley Boulevard during Prohibition.

In a simple sentence - it is easy to learn from the history exhibit

that Castro Valley has an interesting history and that we live in an interesting place.

The exhibit is open on Thursdays, Fridays and Saturdays from 11 a.m. to 3 p.m. (except for Dec. 24 and 31). The address for the Adobe Art Center is 20595 San Miguel Avenue. The exhibit is being presented by the Hayward Area Recreation District and the organizers of the exhibit are Randy Vanderbilt and Lucille Lorge.

School classes are welcome to visit. To make school reservations call HARD office: 510-881-6735.

CROSSWORD PUZZLE ANSWERS

O	D	O	R		R	A	F		A	C	N	E
P	A	P	A		E	N	D		P	H	I	L
A	D	E	N		H	E	A	D	L	O	C	K
L	O	C	K		J	A	W		R	O	P	E
					L	O	B		G	E	M	
B	E	R	E	T		J	A	W	B	O	N	E
I	D	O			F	O	G		B	E	E	
B	O	N	E	D	R	Y		I	B	S	E	N
					X	I	I		A	C	E	
A	R	G	U	E		D	R	Y	W	A	L	L
W	A	L	L		U	N	I	T		A	R	E
A	L	O	T		A	D	S		I	M	A	N
Y	E	W	S		B	O	Y		L	Y	R	E

Caregiving?

Give Joy

Support Adults with Significant Disabilities in reaching their community access, recreation, education and health goals.

Part time: Mon - Fri 9 a.m. - 1 p.m.

\$14.75/hr. plus Health Benefits

Hayward, Newark, Fremont, Union City area

Position involves personal care and driving. CNAs, COTAs, DSPs and home health care workers welcome.

Requires CA Driver License, car and good driving record. Must be able to pass Department of Justice clearance, meaning no criminal record.

To Apply: resumes@arcofcc.org or fax (925) 370-2048
www.WorkARC.org



Alan D. West

Attorney at Law
Specializing in Estate Planning

LIVING TRUSTS

...Avoid probate
...Eliminate or significantly reduce estate taxes

510-889-6692

19992 Redwood Rd., Castro Valley, CA 94546



Tender Loving Care Pet Grooming

25 years Experience

Walk-Ins
Welcome

DOG GROOMING: Just

Sm. Dog \$40 / Med. Dog \$45 / Lrg. Dog \$55

Includes: Bath, Haircut, Ear Cleaning, Anal Cleaning, Nail Trimming, Brush Teeth

BATH: Only

Sm. Dog \$25 / Med. Dog \$30 / Lrg. Dog \$40

Nail Trimming Only, \$5 to \$8

CAT GROOMING: \$55 (Exp. 12/31/16)

To make an
appointment call:
510-589-6801
Sat. - Thur.: 9am-5pm
Closed Friday

16242 E. 14th Street, San Leandro

VOLT IS HIRING

(For A Top Energy Efficient Car Company)

For the Following Positions:

- Assembly Associates
- Materials Handlers
- Forklift Operators
- General Warehouse



- Pay Rate for Full time is \$17.50 per hour for contingent positions.
- Candidate must be comfortable in working in a warehouse environment.
- Due to production running 24/7, candidate must have open availability with no previous commitments to other jobs, school, etc.
- Qualifications: High School Degree. Warehouse and Forklift experience A PLUS.

VOLT

Workforce Solutions
2201 Walnut Ave., Ste.# 110, Fremont

510-505-0560

Walk-Ins: 10 a.m. - 2 p.m.,
Mon.-Sat.

On Sale in December!

**American Health
Products**



**25%
OFF**



Since
1969

— NATURAL FOODS —
San Leandro
182 Pelton Center
(510) 483-3630

Castro Valley
3446 Village Dr.
(510) 581-0220

Michael O'Brien, MD

A Concierge Medical Practice

- SERVICE is our number-one priority
- You won't be treated like a number
- We see patients the same day they call
- Housecalls for homebound patients in Castro Valley area

Join my Concierge Practice for \$125/mo

CALL 510-581-7677 for a FREE consultation

Or check out: DocOBrienMD.com



Serving the community for over 25 years
20100 LAKE CHABOT ROAD • CASTRO VALLEY
California Care PPO and Cash Patients Welcome

Changes In Cost of Medicare

By Jim Miller
SPECIAL TO THE FORUM

There won't be much of a cost-of-living increase in Social Security benefits next year, but what about Medicare?

Considering the rising cost of health care coverage, the news regarding your Medicare costs for 2017 is not too bad. Here's what you can expect.

Part B Premiums

Because the Social Security Administration is giving out a measly 0.3 percent cost of living increase starting in January – that equates see **MEDICARE** on page 9



Thanks to the Social Security Act's "hold harmless" provision, Medicare cannot pass along premium increases greater than the dollar increase in Social Security checks.

Q&A: Unmarried Partners Should Give Estate Planning Top Priority

Q My partner and I have been in a Non Marital relationship for approximately 10 years. Unfortunately, she is showing signs of early dementia, and her children from her former marriage are trying to take over her financial and personal life in a manner which is not in her best interest.

We do not have anything formal recognizing our relationship, nor even any basic estate planning documents.

Do you have any thoughts as to how we can legally empower each other to manage the other's affairs when the time comes?

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

titution the court to become her conservators, with the associated legal right to control her care, manage her finances, determine where she lives, and even bar you from visiting if they were so inclined.

Further, if you now live in her home, they might even force you to vacate;

2) Unless you were designated as a signer on any of her bank or brokerage accounts, you would have no legal authority to draw upon her funds to pay her bills;

3) Upon her demise, you would have no legal right to become her estate administrator in the event a probate proceeding were necessary, nor any standing to be treated as an heir or beneficiary of her estate.

In short, if your relationship is not formalized and if you have not created an estate plan for yourselves, the law would treat you as merely her friend, rather than as a spouse or family member. As a result, you would have little if any legal rights.

One remedy for this situation is to create an estate plan which recognizes your relationship and, to the extent each of you so desires, designates the other as the agent, executor, successor trustee, and/or beneficiary of each other's estates.

However, merely because your plan may recognize each other in some fashion doesn't mean that her children, nor yours if you have any, would need to be entirely left out.

Example: If she owns the home you live in, she could give you the legal right, if you are the survivor, to remain in the home rent-free for the rest of your life with the home going to her children only after your demise.

Since you indicate your partner is showing signs of early dementia, it will be important to first establish her mental capacity to sign legal documents. In this regard, a letter from her physician so affirming will be helpful.

The key is to start planning now and place a high priority on completing your plan soon.

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



Age Well Drive Smart

As we age, factors such as vision changes and slower reflexes can affect the ability to react to hazards swiftly. According to the CDC, an average of 586 older Americans are injured every day in vehicle crashes. The good news is there are corrective steps people can take to stay safe on the road.

Join us for a FREE class
Thursday, December 15
1:00 – 3:00 p.m.

Eden Medical Center
Medical Office Building Conference Center
20101 Lake Chabot Road, 2nd Floor
Castro Valley, CA 94546

Space is limited, please register: (510) 727-3176

Presented by the California Highway Patrol and Eden Medical Center Division of Emergency and Trauma Services



A Focus on Senior Eye Care

It's a fact of life. When people reach their senior years, they are at high risk for developing age-related eye diseases that can lead to blindness if not caught and treated in time.

The good news is that people can take steps to protect themselves. The first step is to get a simple, painless eye exam by

an ophthalmologist, the medical doctors that detect and treat these conditions.

To help seniors who haven't seen an ophthalmologist in three or more years, the American Academy of Ophthalmology's EyeCare America program may be able to help.

This public service program has been matching Americans 65 and older with volunteer ophthalmologists across the country for more than 30 years.

EyeCare America volunteers provide eligible seniors with medical eye exams often at no out-of-pocket cost, and up to one year of follow-up care for any condition diagnosed during the initial exam for the physician services. The program also offers a glaucoma eye exam to eligible, uninsured individuals who are at increased risk for glaucoma, determined by their age, race and family history.

Visit www.aao.org/eye-care-america to see if you or a loved one is eligible.

There are other ways EyeCare America can help:

Drug Discounts

EyeCare America's new drug discount card can help people save up to 80 percent on drug costs. It can be used as often as needed at over 65,000 pharmacies nationwide, including all major chains. The card can also be shared with friends and family.

It's free, with no fees or registration, and it never expires. Download the card today and start saving by visiting the Assistance with Medications page at www.aao.org/eyecare-america.

see **EYE** on page 9

Landmark Villa

Senior Residential & Assisted Living

- 24 Hour Care • Socializing
- Activities • Chef Prepared Meals
- Housekeeping • Laundry
- Quality of Life • Independence
- Legacy

Apartments - Starting at: Shared \$1550 / Private \$2150

Call today for a Free Lunch & Tour
510-276-2872
License#015601501

Yes, we are Pet Friendly!

21000 Mission Blvd., Hayward CA 94541

— Welcome to all Rite Aid & Walgreens Customers —

- Prescriptions
- Wheelchairs
- Walk Aids
- Braces - Stockings
- Homecare Beds

- Ostomy Supplies
- Bathroom Safety Equipment
- Wound Care Supplies
- Incontinence

CLAYWORTHHealthcare PHARMACY

NOW SELLING SCRUBS! OPEN 7 DAYS A WEEK
MON-FRI 9:00-5:30 • SAT-SUN 10:00-3:00

10% SENIOR DISCOUNT ON MEDICAL SUPPLIES — DAILY

RENTALS • SALES **510-537-9402** SINCE 1980

20353 Lake Chabot Rd., Suite 101, Castro Valley

FREE DELIVERY IN CASTRO VALLEY
Thank you for supporting your locally owned pharmacy.

www.clayworthpharmacy.com

Medicare: Changes for All Beneficiaries

continued from previous page

to about a \$4 to \$5 monthly increase on average – the 2017 Part B monthly premium for about 70 percent of Medicare recipients will increase only about \$4 to \$5.

Thanks to the Social Security Act's "hold harmless" provision, Medicare cannot pass along premium increases greater than the dollar increase in their Social Security checks.

So, if your Medicare Part B monthly premium is currently \$104.90, you can expect it to be around \$109 (on average) in 2017. Or, if you signed up for Part B for the first time in 2016, your \$121.80 monthly premium will rise to around \$127 (on average) next year.

Some Will Pay More

Unfortunately, the hold harmless provision does not protect all Medicare recipients. New Medicare enrollees (those who will enroll in 2017), beneficiaries who are directly billed for their Part B premium, and current beneficiaries who have deferred claiming their Social Security will pay more.

If you fit into any of these categories, your Medicare Part B premium will be \$134 per month in 2017, up from \$121.80.

The hold harmless rule also does not protect high-income Medicare beneficiaries who already pay higher Part B premiums because their annual incomes are above \$85,000 for an individual or \$170,000 for a couple.

If you fit into this category, here's what you'll pay for your Part B premium next year, based on your 2015 tax returns.

- Individuals with incomes of \$85,000 to \$107,000, or married couples filing joint tax returns with incomes of \$170,000 to \$214,000, will pay \$187.50 per month.

- Individuals earning \$107,000 to \$160,000 (couples \$214,000 to \$320,000) will pay \$267.90.

- Individuals with incomes of \$160,000 to \$214,000 (couples \$320,000 to \$428,000) will pay \$348.30.

- Individuals with incomes over \$214,000 or couples above \$428,000 will pay \$428.60.

Another increase high-income beneficiaries (those with incomes over \$85,000, or \$170,000 for joint filers) need to be aware of is the surcharge on Part D premiums. Affluent seniors that have a Medicare Part D prescription drug plan will pay an additional \$13.30 to \$76.20 per month, depending on their income, on top of their regular Part D premiums.

Deductibles and Co-Pays

Other changes that will affect all Medicare beneficiaries include the Part B deductible, which will increase to \$183 in 2017 from \$166 in 2016.

For more information on all the Medicare costs for 2016 visit Medicare.gov and click on "Find out how much Medicare costs in 2017," or call 800-633-4227.

Jim Miller is a contributor to the NBC Today show and author of "The Savvy Senior" book.



An incentive trust is an estate-planning tool designed to help prod your heirs in a direction you desire when you're no longer around.

Eye: Prevent Vision Loss

continued from previous page

Eye Exams

The American Academy of Ophthalmology recommends that people 65 and older get medical eye exams with an ophthalmologist on an annual basis. Through comprehensive eye exams, ophthalmologists can check a person's eyes for hidden signs of eye disease, which may have no noticeable symptoms in their early stages.

Once diagnosed, ophthalmologists can provide treatments to help prevent vision loss. Learn more about eye diseases and conditions and how to protect your sight at www.aao.org/eyesmart.

A recent Harris Poll commissioned by the Academy revealed that nearly two out of three American adults report having eye or vision problems. Despite this, many are neglecting these important sight-saving exams, even when they have signs of vision problems. The most commonly cited reason is cost or lack of insurance.

EyeCare America has helped more than 1.8 million people since 1985. Its sight-saving services are made possible through the generous support of the Knights Templar Eye Foundation, Inc., with additional support provided by Alcon.

Incentive Trusts Can Help Push Your Heirs in Desired Direction

By Jim Miller

SPECIAL TO THE FORUM

If you want to influence your family members even after you're gone, an incentive trust is definitely an option to consider. Here's how it works, along with some tips to help you create one.

Incentive Trust?

An incentive trust is an estate-planning tool designed to help prod your heirs in a direction you desire when you're no longer around.

With an incentive trust, some or all of your assets are passed to your trust when you die rather than directly to your heirs. Your trustee is empowered to distribute funds from the trust only if and when your beneficiaries do whatever it is you have specified in the trust.

For example, an incentive trust might encourage a beneficiary to graduate from college, enter a particular profession, get married or even have children.

They could also reward beneficiaries who do charitable work,

or supplement the incomes of those who choose low-paying, yet meaningful careers.

Or, they could penalize beneficiaries who don't work by cutting off or decreasing distributions, or placing restrictions on heirs with addictions by requiring that payments go directly to rehab centers.

But be aware that these types of trusts can also have drawbacks. A poorly constructed incentive trust can have a high risk of unintended consequences.

see TRUSTS on back page

MEMORY DAYBYDAY

A NEW MODEL OF CARING

*Your Memories Are Fragile.
I Promise To Hold Them Gently.*

Services Offered:

- Memory Screening
- Mental Activities & Support Groups for Early Dementia
- Memory Cafe in San Leandro (Call 931-9336 for more info.)

111 Jackson St., Hayward • 876-5880
tricia@memorydaybyday.org • www.memorydaybyday.org

FREE*
Memory Screening!
*1st 10 people are Free.

A Five Star Skilled Nursing Facility Committed to Individualized Care

- Caring & Stable Staff
- Warm, Home-Like Environment
- High Customer Satisfaction Scores
- Excellent Clinical & Rehabilitative Outcomes

ST. JOHN KRONSTADT
HEALTH CARE CENTER
4432 James Avenue, Castro Valley, CA 94546
www.StJohnKronstadt.com

Please call **510-889-7000** for more information

FREE In-Home Consultation!

We help you improve your home entertainment and home automation systems one step at a time.

"Quality Home Theater at a Reasonable Price"

510-473-2887
Castro Valley
brian@nextstepae.com | www.nextstepae.com

Reverse Mortgage

Live more comfortably today, and be better prepared for tomorrow.

HIGHTECHLENDING
THE NEW WORLD OF MORTGAGE BANKING

If you (or your spouse) are 62 years or older, a reverse mortgage can be used to provide greater financial flexibility, such as:

- Turn Home Equity into Cash
- Pay off existing Mortgage(s) and Other Debt
- No Monthly Mortgage Payments
- FHA Insured and HUD Regulated

510-583-8123

Lori Reisfelt
Reverse Mortgage Consultant

NMLS #291773

"I pledge to provide straight forward information and excellent service."

HighTechLending, Inc. Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act. NMLS #7147. Licensed in CA# 4130937. 2030 Main Street #350, Irvine, CA 92614. NMLS Consumer Access: www.nmlsconsumeraccess.org

*Tours Daily • Chair Zumba
Bingo Daily • Entertainers*

Ask For Our Special Holiday Rates!

At Marymount Villa, we believe everyone can find meaning and joy in life, even when they need a little help with daily living. We offer Independent and Assisted Living, Memory Care, Respite and Hospice.

- Transportation to Dr's Appointments, Shopping and Scenic Drives.
- Multiple Levels of Care
- Medication Management & Pharmacy Prescription Service
- 24 Hour Trained Staff
- RN, LVN & CNA's on Staff
- Exercise & Wellness Programs
- Social & Recreational Activities

MARYMOUNT VILLA
Retirement Home

510-895-5007 or MD@marymountvilla.com
345 DAVIS STREET • DOWNTOWN SAN LEANDRO
www.marymountvilla.com Lic. #015601083

live your life

Call us at **510-636-0660** for a personal tour

Carlton
SENIOR LIVING

Lic#: 015600341 & 015600342
1000 East 14th Street,
San Leandro
CarltonSeniorLiving.com

Artsfund Workshop

The Alameda County Arts Commission will host three free workshops to assist organizations in preparing their applications for the Artsfund Grant Program.

The program supports all types of arts including dance, literature, media arts, music, theater and visual arts presented by Alameda County nonprofit organizations.

The application deadline is Wednesday, March 1, 2017.

Workshops will be held on Jan. 4 from 5:30 to 7 p.m. at Livermore Community Center in Livermore; Jan. 18 from 3 to 4:30 p.m. at the Fremont Main Library in Fremont; and Jan. 19 from 3 p.m. to 4:30 p.m. at the Alameda County Lake-side Plaza Building in Oakland.

Workshops are free, open to the public, and no reservations are required. Info is also featured in a video available at www.youtube.com/user/AlamedaCountyArts.

During the 2017 funding cycle, between 35-45 arts organizations may be awarded grants ranging in size from \$1,000 - \$2,000.

Visit: www.acgov.org/arts (click on "Programs") for more info.



PHOTO: REDWOOD CHRISTIAN SCHOOLS

In the Spirit of Giving

Capping off a week-long toy and food drive, Redwood Christian Elementary School students, assisted by Principal Dale Huemoeller, bring donated toys and food to Chapel on Friday. The donated goods will be sold at affordable prices by Harbor House Ministries of Oakland to local families in time for Christmas.

Finally, A Gift That Won't Gather Dust

GIVE THE GIFT OF EDUCATION AT CV ADULT & CAREER EDUCATION

By Linette Escobar
SPECIAL TO THE FORUM

Calm and Self Improvement

Who isn't feeling stressed these days? Castro Valley Adult & Career Education offers a variety of classes that bring peace into your life. Give dad a Bonsai plant and sign him up for a class. Exercise classes for every range of mobility from gentle yoga to Muvz will help your favorite aunt clear her head.

Meditation for Busy People was so popular last quarter the school had to add a second class. A new Enneagram class teaches an ancient map blended with modern psychology as a tool for understanding human behavior. The 3-session class is just \$55.

Bucket List Gifts

Has your son always wanted to learn a language? Sign him up for Italian or Spanish. Is your daughter always on Instagram? Sign her up for Fundamentals of Digital Photography or Natural Light Photography taught by local photo pro Wanda Worthington Kersey. Ten-session classes start in January and are just \$125.

Castro Valley Adult & Career Education has a perfect class for everyone on your list and can provide a gift certificate if you come in person to the office.

Check out www.cvadult.org to sign up or find more classes. You can also call 510-886-1000 or come by the office to pick up a brochure or talk to someone.

Linette Escobar is Marketing Chair of Castro Valley Adult & Career Education.

DOES DAD GROAN a little when he gets another tie? It's difficult to find a gift that won't sit on the shelf.

A unique idea is to give the gift of education. Castro Valley Adult & Career Education has a variety of classes starting in January that would make thoughtful gifts for your loved ones or even yourself.

Gifts for the Home Chef

A variety of one-day baking classes is available with the former owner of Swiss Delices, Christine Clement Shurma with classes on making macaroons, Challah bread, almond chocolate bars and more.

Each class is only \$55. The adult school also offers one-day cooking classes for better brain health and whole food nutrition. These are taught by Susan Blanc, a nutrition and herbal therapist, and cost only \$85. (Wrap up a confirmation of their class with a wooden spoon and you've got a gift that will keep on giving.)

Tech Gifts for the Non-Techie

Don't give mom an iPad or laptop she won't be able to use. Package it up with a class such as iPad 101, All About iCloud or All About Photos. Classes are 1-2 days and designed to get you going with your device.

Other computer classes include Keynote, Master your Email, Pages, Microsoft Office, Windows and Keyboarding.

How Children Can Get a Letter from Santa Claus

With a little help from savvy parents and the U.S. Postal Service, children can get a personal letter from Santa with a North Pole postmark.

Here's how:

1. Have your child write a letter to Santa and place it in an envelope addressed to: Santa Claus, North Pole.

2. Later, when alone, open the envelope and write a personalized response.

3. Insert response letter into an envelope and address it to the child.

4. Add the return address: SANTA, NORTH POLE, to the envelope and affix a First-Class Mail stamp to the envelope.

5. Place the complete envelope

into a larger envelope with appropriate postage and address it to: North Pole Postmark Postmaster, 4141 Postmark Drive, Anchorage, AK 99530-9998.

"Letters from Santa" must be received by the Anchorage postmaster no later than Dec. 15. Santa's helpers at the Postal Service will take care of the rest.

To save paper, write Santa's response on the back of your child's letter. If you keep them together, your child will also be able to recall what he or she wrote.

When responding as Santa, make the response as personal as possible by highlighting your child's accomplishments over the past year.

HOLIDAYS AROUND the TOWN



Lucky

Shopping Center

Corner of Redwood Rd. & Castro Valley Blvd.

Wishes You Happy Holidays

Including These Participating Stores:

Canyon Vet. Hospital

Papa Murphy's Pizza

Quickly's

Silken Nails

G&A Haircuts

The UPS Store

El Burrito Taqueria

Launderland

Norma Jean's

Golden Jewelers

Rhode's Country Mouse

Doug's Place

Pet Food Express

Chase Bank

Katsu Restaurant

Manor Cleaners

Genghix Restaurant



Dino's

RESTAURANT

Christmas Eve & Day Menu

(3pm - 8pm)

Entrees Include Soup or Salad & Dessert

Soup: Chicken Consomme with Quenelles

Salad: Mixed Green with Bay Shrimp

Entrees	
Roasted Boneless Half Chicken	\$17.95
Served with Shitake & White Button Mushroom Sauce	
Salmon Stuffed with Shrimp & Crab served with Tomato Basil Cream Sauce	\$18.95
Prime Rib (10 Oz.)	\$25.95
(14 Oz.)	\$27.95
Prawns Parmesan	\$20.95
Filet Mignon Served with a Port Wine Sauce	\$26.95

New Years Eve Menu

(3pm - 10pm)

Entrees Include Soup or Salad & Dessert

Soup: Beef Consomme w/Chicken Quenelles

Salad: Mixed Green tossed with Vinaigrette Dressing

Entrees	
Chicken Served Creamy Morel Mushroom Sauce	\$17.95
Salmon Oscar	\$18.95
Prime Rib ~ Served with Au jus	\$25.95
Broiled Jumbo Scallops ~ Served over Fettuccini in Creamy Wine Sauce	\$21.95
Filet Mignon Served with a Port Wine Sauce	\$26.95
Lobster Tail	\$36.95
Dessert ~ Chocolate Fondue	

20390 Lake Chabot Road, Castro Valley • 510-537-1454

Hall: Swalwell Hopes to Schedule Additional Meetings Early Next Year in the Tri-Valley

continued from front page

"Castro Valley has great community involvement in its schools...I think it's time the schoolhouses reflect that investment," Swalwell said.

Local Christian and Muslim religious leaders also got the

audience's applause and Rep. Swalwell's praise for continuing their peaceful understanding and support of each other's beliefs in the face of increased incidents of violence. Another interfaith event is being planned for late January.

While Rep. Swalwell main-

tained a relatively good control of the crowd's questions, pockets of criticisms and complaints occasionally erupted from the audience.

Conversations centered on Russia's involvement in the U.S. Presidential Election garnered the loudest commentary. Swalwell,

who currently sits on the House Permanent Select Committee on Intelligence (HPSCI), said he would call for an independent, non-congressional committee to investigate the claims and ensure no foreign government sways future U.S. elections.

Some of the feedback from this town hall may find its way onto the Democratic Party's national platform. Rep. Swalwell has been nominated to serve as co-chair of the House Democratic Steering and Policy Committee and will play a larger role in shaping the

caucus' policy agenda.

This was the first town hall meeting Swalwell hosted in his district since August 2016 in Hayward and Sunol. He hopes to schedule additional town hall meetings early next year in the Tri-Valley.

HOLIDAYS AROUND the TOWN

FAMILY MASSAGE FOR ALL!

- Senior Specialist
- Sheriff's Dept. Permit
- Sanitary Conditions

ACUPRESSURE • DEEP TISSUE • SWEDISH
GIFT CERTIFICATES AVAILABLE

Maria Ledesma, C.M.T.
33 Years Experience
For Appointment call: 582-7414
Castro Valley

Holiday Special!
\$45 1 Hour **MASSAGE**

YOUR ONE STOP GIFT HEADQUARTERS

- Walking Sticks & Canes
- Handbags, Brighton Wallets
- Belts & Jewelry
- Sharpen Knives & Scissors
- Wildlife Statuary
- Healthy Back Packs, Make Keys

20% OFF With Coupon
ALL KITCHEN CUTLERY
Choose from
Henckles • Wusthof
Forschner • Chicago
Expires 12/24/16

Mel's Shoe Clinic
3366 VILLAGE DRIVE, CASTRO VILLAGE
Hours: Mon 10-6, Tues & Wed 8:30-6
Thur & Fri 8:30-7, Sat 8:30-5:30
537-7061

WORLEY'S
Home Design Center

"The One-Stop Decorating Store Since 1952"

- Carpets/Area Rugs
- Window Coverings
- Re-Upholstery
- Antique Refinishing
- Wood, Laminate & Vinyl

Gift Ideas
20% OFF Carpets

GIFT CERTIFICATES AVAILABLE
510-248-4310 • 2751 Castro Valley Blvd., Castro Valley
www.WorleysHomeDesignCenter.com

Artisan Place Year Round Antique & Craft Fair

DO YOUR CHRISTMAS SHOPPING HERE!

Over 50 Vendors
Specializing in
Handmade, Vintage,
Collectible, and
Retail Gift Items.

583-0952 • 20451 Redwood Rd., Castro Valley
In the Safeway Shopping Center
www.artisanplaceonline.com

Castro Valley Hayward STORAGE

Wishes All Our Clients
A Very Safe and Festive
Holiday Season

2457 Grove Way, Castro Valley

ORDER YOUR HOLIDAY DESSERTS NOW!

- * Cakes
- * Cookies
- * Galettes
- * Tarts
- * Muffins
- * Breakfast Pastries

*Gluten Free Options
Bakery Hours:
Wed. & Thurs.: 7am-3pm
Fridays: 7 a.m.- 4pm
Saturdays: 8am-4pm

KARIN JOHNSON
Specialty Cakes and Pastries
20865 Redwood Rd.,
Castro Valley
(Lucky Shopping Center)
karinjohnsoncakes@yahoo.com

TooGoodGourmet
OPEN EVERYDAY
except Thanksgiving
Nov. 21-Dec. 24

2380 GRANT AVE.
SAN LORENZO, CA
(510)317-8150

HOLIDAY SALE
GIFTS UNDER \$10

- Gifts
- Cocoas
- Cookies
- Gift baskets

www.toogoodgourmet.com

Contempo Artisan Gallery

20% OFF ON ALL MERCHANDISE!

*When you mention
you saw this ad.
NOW thru Dec. 24, 2016

20647 Rustic Drive Castro Valley • 510-397-1540

GHIRARDELLI
CHOCOLATE

ANNUAL CHOCOLATE WAREHOUSE SALE

DECEMBER 10TH & 11TH 9:30AM-5:30PM

**GHIRARDELLI CHOCOLATE
FACTORY OUTLET**
1111 139TH AVE SAN LEANDRO

SHOP FROM 12PM-2PM ON SUNDAY AND
RECEIVE A FREE GIFT WITH PURCHASE.†

REDEEM FOR AN ADDITIONAL

15% OFF

TOTAL RETAIL PURCHASE.*



GENT JAY JEWELRY

Special Christmas Pricing!

We Buy Diamonds & Gold
Ask about our interest-free financing

Call to make an appointment today!
(800) 951-3556 or (510) 614-1919
20641 Rustic Drive, Castro Valley CA 94546
Located in the Castro Village Shopping Center

Solid Pine Bunkbed Frame in a Rich Cherry Finish **ON SALE NOW FOR ONLY \$265**

3" wood posts. Converts into two twin beds.
Ladder included. Some assembly required.
Mattress-Palet Sets Sold Separately.

Dupree's FURNITURE
43 Years Experience
1900 E. 14th St. • San Leandro
357-3000
www.Duprees-Furniture.com

OPEN MONDAY-FRIDAY 10AM-6PM • SATURDAY 10AM-5PM • CLOSED SUNDAY

ATHLETES OF THE WEEK

The U9 Girls Green Team

This week's Athletes of the Week are the members of the Castro Valley Soccer Club's U9 girls green team who finished their 2016 season off in remarkable style over the weekend of Nov. 12-13.

After securing first place in their NorCal Silver Elite Fall League with a record of 7-1-0, scoring 33 goals in the 8 games, they went on to win the Premier 3 State Cup, in Woodward with a 3-0 finals win over the Pleasanton Rage Premier team.

Castro Valley fought hard throughout the tournament and had won their semi-final game 2-1 in overtime against the Mill Valley Rockers on Saturday to advance to the Championship game



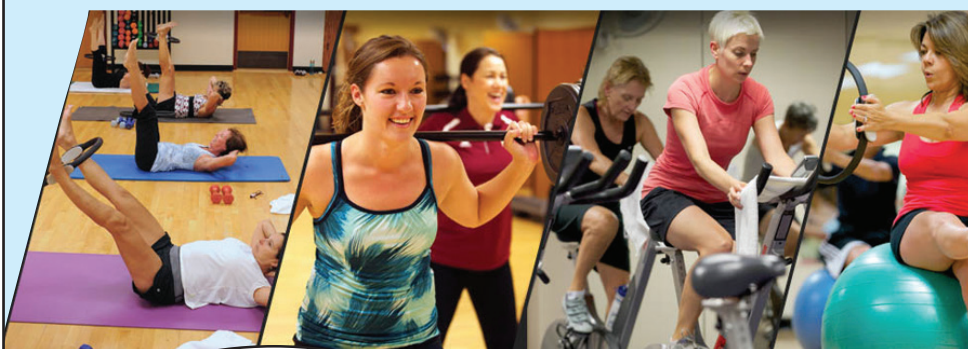
against Rage on Sunday.

Shown in front row from left, Malia Robinson, Claire Lowery, Madison Lew, Krystie Gomes, Abby Forsgren, Andrea Alonso, Kaya Bullard, Daniela Perez, Evangeline Halverson and Olivia Villegas; back row, Coach Meg McKinley and Head Coach Andy Hulbert.

CASTRO VALLEY INDEPENDENT SPORTS LEAGUE

Youth Baseball and Flag Football Programs
www.CVSPORTSLEAGUE.org

KEEP YOUR NEW YEARS RESOLUTION TO BE HEALTHIER BY JOINING OUR FACILITY!



New Years Resolution Promo!
2 Months FREE
December & January
Don't Pay Until Feb., 2017
Exp. Dec. 31, 2016

ONE TIME INITIATION FEE

Family - \$400 up to 6 members
Single - \$200

Best Deal for Families & Singles in the EastBay

Previous Members of 12 months or Less are Not eligible for this Promo. Can't be combined with other offers.

NEW YOUTH & ADULT SWIM LESSONS PROGRAMS (Members Only)

No long-term Contracts

Visit Our Website for more information and Watch the Video.
WWW.BOVSWIM.COM



- 5 Aqua-Aerobic Classes Weekly
- Yoga & Pilates Classes
- 50 Fitness Classes Weekly
- Personal Training
- New Pickleball Courts!
- Massage Therapy
- Sauna & Hot Tub, Steam Room
- Spin-Cycle Classes
- Family Orientated
- GYM
- \$1 Hour Babysitting



FREE TOURS

Come on down!
No Appointment Needed!
Sign Up After Tour!



Bay-O-Vista

Private Family Group Fitness, Gym, Swim & Tennis Club

510-357-8366 • Fax 510-357-1009 • Email: swim@bovswim.com
Corner of 1881 Astor Dr. & Lake Chabot Rd, on the Castro Valley, San Leandro Border



RCS PHOTO BY CATHY BRESLOW OF BRESLOW IMAGING

Alumni present for the Redwood Christian Schools 38th Alumni Memorial Scholarship Games. Front row from left, Gary Fields and Dino Milani; second row, Marcel Gutierrez, Jacob Martinez, Matt Schibler, Erin McGrath, Jackie Moog, Jennifer Beck, Jamie McPherson and Allegra Estrada; third row, Julie Miramontes, Elia Phillips, Gavin Phillips, Cynthia Allen, Lynn Conley, Janine Saake, Marcelo Miller, Bruce Johnson and Jim Cleveland; back row, Al Hearne, Chad Nepstad, Andy Castaneda, Louis Busch, Benny Castaneda, Andrew Thornton, Cordon Moog, Brian Beck, Josh Hendren and Ben Warner.

Redwood Christian Schools Holds Its 38th Annual Scholarship Games

Redwood Christian Schools held the 38th Alumni Memorial Scholarship Games at Canyon Middle School on Nov. 26 featuring RCS high school basketball athletes, alumni, faculty and staff. The main event pitted

the current RCS varsity boys' basketball team against RCS Alumni, with the alumni coming out on top 67 to 36.

This annual event was created in honor of Peter Branson, a 1978 Redwood Christian High School

graduate, who was tragically killed in a boating accident in 1979. Today, the games remember and celebrate the lives of all RCS alumni who have passed away while helping to raise scholarship funds for future students.

Tax: Speak to Your Employer About FSA

continued from page 2

It could be easier for contractors and the self-employed to defer their income since for them, it's as simple as waiting to send an invoice.

Flexible Spending Accounts

Don't let FSA savings go to waste. Employer-sponsored Flexible Spending Accounts let em-

ployees contribute pre-tax money into their FSA accounts, meaning you don't have to pay income tax on the money. FSA funds can be spent on qualified medical and dental procedures, such as prescription medications, bandages or crutches and deductible or copays.

FSA funds that you don't use by the end of the year could get

forfeited. However, employers can give employees a two-and-a-half month grace period or allow employees to roll over up to \$500 per year.

Check with employer to see if it offers one of these exemptions, and make a plan to use remaining FSA funds before they disappear.

see TAXES on back page

SPRING BASEBALL ONSITE REGISTRATION



CASTRO VALLEY INDEPENDENT SPORTS LEAGUE

Monday, December 5 - 6:30-8:30p.m.
at Mountain Mikes Pizza
20261 Patio Dr., Castro Valley
Castro Village Shopping Center



For more information call
510-581-4739
registrar@cvsportsleague.org

Online Registration is available at:
www.CVSPORTSLEAGUE.org

20 FULL DAYS

County Fair To Extend Its Season

Next year's Alameda County Fair will extend its schedule to 20 full days, from Friday, June 16, through Sunday, July 9.

"There are some exciting big-name concerts and new attractions coming," said Jerome Hoban, the Fair's CEO. "For anyone who loves the Fair, it might just be the best summer ever."

Oaktree at Pleasanton Horseracing will start on June 22, and run Thursday through Sunday each week through July 9, including Tuesday, July 4th.

REAL ESTATE GALLERY



REAL ESTATE REALITY

By Carl Medford, CRS
Special to the Forum

GUEST COMMENTARY



HGTV Skews Buyers' Perspective

Today's buyers know what they want, and are willing to pay more for it

Twenty years ago, real estate was fairly simple: Realtors picked a few homes for their clients to see, drove them around to their choices and then asked them to write an offer for one of them. While they might go out a few times, the process was fairly simple and straightforward.

HGTV has changed everything.

We've owned three separate homes since we moved to California in the '80s, and none of the homes we looked at "back in the day" were staged.

None were extensively prepped and zero owners had done anything to upgrade the homes for sale. In fact, when looking for our first property, my wife joked that she bought the first clean house she saw. And, according to her, it took a while to find one.

Today's sellers not only understand that homes need to be clean, they know that if they want top dollar, some preparation will be required.

Whereas prep 20 years ago was typically limited to an interior coat of stark white paint, today it can involve kitchen and bath remodels, designer colors, new flooring and more. Buyer tastes and expectations have dramatically changed, and I lay the blame squarely at the feet of HGTV.

Buyers used to understand that it would usually take some elbow grease and imagination to make a newly purchased home their own. More often than not, they'd move in and then begin

to plan future renovations and upgrades.

When touring homes now, today's buyers frequently tell me that they cannot buy a given home because they'd have to do too much to it to make it "livable." In their words, it would need new baths, new kitchens, new flooring and much more.

Most importantly, it would all need to be done before they moved in — the idea of doing renovations while living in the home has become unpalatable. And here is the rub: they have absolutely no idea what a renovation might cost and no concept of how to get the look they want.

The current generation of buyers may have no idea how to transform a home like they see happening on TV, but they do know what they want, and will pay extra for homes that are not only move-in ready, but resemble homes they see on HGTV or the internet. In some cases, a lot more.

It's a new day, and I know exactly who to blame.

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.

RECENT HOME SALES

Castro Valley

19187 Alpha Court	94546	\$875,000	4 BD - 2,689 SF - 1991
18666 Crest Avenue	94546	\$580,000	3 BD - 1,096 SF - 1953
2500 Miramar Ave #301	94546	\$400,000	2 BD - 1,148 SF - 1982
4278 Moreland Drive	94546	\$602,000	3 BD - 1,509 SF - 1952
20883 Rutledge Road	94546	\$370,000	2 BD - 804 SF - 1942
3977 Seven Hills Road	94546	\$635,000	2 BD - 1,320 SF - 1953
2041 Vivian Street	94546	\$850,000	4 BD - 1,891 SF - 1944
17969 Columbia Drive	94552	\$800,000	3 BD - 1,890 SF - 1985
25599 Gold Ridge Drive	94552	\$1,000,000	4 BD - 2,475 SF - 1997
5167 Stone Canyon Drive	94552	\$925,000	4 BD - 2,334 SF - 2000
6747 Sunnyslope Avenue	94552	\$1,150,000	N/ABD - 3,079 SF - N/A
18749 West Cavendish Dr	94552	\$937,000	4 BD - 2,292 SF - 1978

TOTAL SALES:	12		
LOWEST AMOUNT:	\$370,000	MEDIAN AMOUNT:	\$825,000
HIGHEST AMOUNT:	\$1,150,000	AVERAGE AMOUNT:	\$760,333

San Leandro

750 Bancroft Avenue	94577	\$880,000	3 BD - 3,088 SF - 1938
169 Durant Avenue	94577	\$580,000	4 BD - 1,568 SF - 1944
1536 Kelly Avenue	94577	\$565,000	4 BD - 1,335 SF - 1942
900 Lee Avenue	94577	\$697,500	2 BD - 1,616 SF - 1928
14023 Outrigger Dr #15	94577	\$465,000	2 BD - 962 SF - 1985
1750 150th Avenue	94578	\$485,000	N/ABD - 1,480 SF - 1977
1476 153rd Avenue	94578	\$482,000	3 BD - 1,176 SF - 1994
15956 East 14th St #315	94578	\$367,000	2 BD - 918 SF - 2008
15111 Lark Street	94578	\$570,000	3 BD - 1,914 SF - 1951
15224 Edgemoor Street	94579	\$540,000	3 BD - 1,763 SF - 1950
15239 Inverness Street	94579	\$570,000	3 BD - 1,421 SF - 1952

TOTAL SALES:	11		
LOWEST AMOUNT:	\$367,000	MEDIAN AMOUNT:	\$565,000
HIGHEST AMOUNT:	\$880,000	AVERAGE AMOUNT:	\$563,773

San Lorenzo

578 Cornell Street	94580	\$535,000	3 BD - 1,733 SF - 1950
16124 Hesperian Blvd	94580	\$600,000	4 BD - 1,316 SF - 1944
118 Via Bolsa	94580	\$620,000	3 BD - 1,493 SF - 1950
38 Via Verde	94580	\$545,000	3 BD - 1,623 SF - 1951

TOTAL SALES:	4		
LOWEST AMOUNT:	\$535,000	MEDIAN AMOUNT:	\$572,500
HIGHEST AMOUNT:	\$620,000	AVERAGE AMOUNT:	\$575,000

Happy Holidays!

17844 Center St., Castro Valley • CUSTOM HOME!

You can see the Bay and Coyote Hills from this home at the top of Center St. Great for entertaining! Built in 1987, this fabulous 3 Bd., 2.5 Ba. home with approx. 3400 sq ft is gorgeous. Huge family room, master suite with balcony, huge redwood deck, 2 fireplaces, laundry room, a/c. Move in by Christmas! **Asking \$1,250,000.**

Coldwell Banker Real Estate
Call Trish Radovich: 510-367-7999/calltrish@comcast.net
21060 Redwood Rd. Ste. 100, Castro Valley



Judy Grubb



Coming Soon!

17714 Trenton Dr., Castro Valley • Offered at \$699,000

Diamond in the Rough. This 3 bedroom, 2 bath home is in original condition and needs updating. Great location in Proctor district, hardwood floors, fresh paint, sprawling backyard, large 7,150 sq. ft. lot.



RESIDENTIAL BROKERAGE

For more information please call...

Judy Grubb, Broker Associate Lic. #01367593

Direct 510-888-6388

Judy.Grubb@CAMoves.com | www.TheGrubbTeam.com

NEW LISTING! • 5038 TYLER LANE • CASTRO VALLEY

This gorgeous 3-bedroom, 2-bath, 2,159-square-foot home features a spacious in-law quarters with private ground-floor entrance, whirlpool tub/shower, breakfast bar, private patio and lots of cabinets. The main house features an updated kitchen with new stainless-steel appliances, a double oven and quartz counters — a nice sized eat-in kitchen. Other features include updated windows and plantation shutters throughout. This Upper Castro Valley home is located just a few blocks from the top-rated Proctor School. **Offered at \$858,888**



If you're thinking about buying or selling Real Estate, put Ken's 35+ years of experience to work for you today!

Kremer & Company

REALTORS®

Ken Kremer, CRS, GRI, e-Pro, ABR, SRES

510-301-1957

Ken@KremerCompany.com

BRE# 00550782

www.KremerCompany.com



Rates Continue To Climb

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

The 30-year rate averaged 4.08 percent, up from the previous week when it averaged 4.03. A year ago at this time, the 30-year rate averaged 3.93 percent.

Fifteen-year loans averaged 3.34 percent, up from 3.25 percent a week earlier.

Adjustable-rate mortgages (ARMs) continued to rise as well. The five year hybrid ARM averaged 3.15 last week, up from 3.12 percent the week before.

Find Open Homes on Page 15...



Realtors - Advertise in our Weekly

Real Estate Gallery

- Recent Home Sales
- Open Homes
- Latest Mortgage Rates
- Market Trends
- Rentals & Commercial Properties



If you would like to be a part of this exciting advertising opportunity, call your Account Executive today!

Mary Florence

510-861-3270

Castro Valley

mpominville4582@aol.com

Linda Nakhai

510-915-1513

Castro Valley

lnakhai@comcast.net

Claudette Morrison

510-614-1559

San Leandro

ClaudetteM@ebpublishing.com

Poinsettia Plants Prefer Cool Temps

By Buzz Bertolero
The Dirt Gardener

Q Could you tell me what I need to do in order to keep my poinsettia plants from withering away so quickly?

A The leaves on poinsettia plants turn yellow, curl and shrivel quickly due to warm temperatures and excessive moisture. It's a perennial problem that I thought would have been conquered by today's plant breeding techniques, but not so as yet.

Poinsettias like to be kept in a cool room, preferably under 65°F. They also need to be kept away from heater vents and operating fireplaces. Plants placed lower to the ground perform better than those up high because of the rising heat. Also, avoid placing plants in a draft, especially by doorways as the sudden change in temperature causes problems.

Plants displayed outdoors in a protected entryway will survive even on the coldest of nights.

The warmer the room, the

quicker the leaves shrivel; however, the colorful bracts or flowers are not usually affected.

When the flower and leaves collapse, excessive moisture is usually the reason. Poinsettia plants like to be kept uniformly moist. Before watering, stick your finger down an inch in the soil. If it feels moist to the touch, then skip the watering but don't let them go totally dry. This wet to dry to wet conditions is problematical.

Be sure to punch a hole in the decorative covers so the water can

drain, and dump any excess water that collects in saucers.

You might consider cyclamen or zygocactus as a red or white alternative plant. They are not as finicky indoors.

Buzz Bertolero is an Advanced California Certified Nursery Professional and the Senior Gardening Professional at Sloat Garden Centers. His web address is www.dirtgardener.com. Send questions by email to dirtgarden@aol.com or on Facebook at [Facebook.com/Buzz.Bertolero](https://www.facebook.com/Buzz.Bertolero).



Excessive moisture is usually the reason why the flowers and leaves of the poinsettia plant collapse.

FOR EXPERT ADVICE CONTACT ONE OF OUR LOCAL...

AGENTS IN ACTION



Kristy Peixoto
J. Rockcliff Realtors
kpeixoto@rockcliff.com
925-251-2536



Leslie Peterson
ReMax Accord
leslie@lesliepetersonsteam.com
www.lesliepetersonsteam.com
510-697-1208



Trish Radovich
Top Selling Agent • Lic. since 1975
Coldwell Banker Realty
510-367-7999



Cathy Brent
Berkshire Hathaway
Home Services
510-381-1065



Wayne Licsak
Berkshire Hathaway
Home Services
510-303-7765



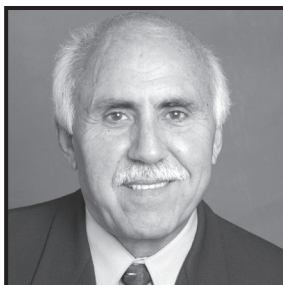
Kathi Townsend
Berkshire Hathaway
Home Services
510-333-9404



Graig Cahill, Broker/Owner
CAHILL & CO. REAL ESTATE
graig@cahillandco.com
510-881-7500



Lisa Ferraris, GRI
Turning Houses
into Homes
510-304-1271
J. Rockcliff Realtors



Masoud Dehdari
Berkshire Hathaway
Home Services
www.askmasoud.com
510-909-0507



Marilyn & Bill Swisher
Re/Max Accord REALTY
www.homesbyswisher.com
510-888-3300



Ted Von Roll & Liz Dunbar
ReMax Accord
Von Roll Real Estate Group
tedvonroll@gmail.com
510-919-1234



David & Matt Wilhite
Broker® CalBRE#00759835
Intero Real Estate Services
www.DavidandMattWilhite.com
510-329-0728



Sharon Luther
Senior's R.E. Consultant
ReMax Accord
Sharon.Luther@comcast.net
510-435-8842



Lynn Levin
Berkshire Hathaway Home Services
(Formerly Prudential)
www.lynnlevin.com
510-593-7377



Jill Gregori
Gregori Group RE, Inc.
Realtor®/Owner
510-909-4888
GregoriGroup.com



Don Morris
30 Years Experience
Re/Max Accord
510-220-7796



Kenneth A. Kremer
Results Guaranteed!
There is no substitute for experience.
Kremer & Company, Realtors®
510-301-1957



Liz Lucero, Realtor
Senior Real Estate Specialist
Coldwell Banker
lizzilucero@sbcglobal.net
510-583-5444



Mario A. Reyes
Coldwell Banker
www.marioreyesrealtor.com
mario.reyes@cbsnorcal.com
510-329-7644



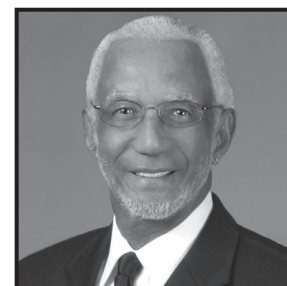
Carrie Miles
Realtor®
RINETTI & CO. REALTORS
milescarrie@yahoo.com
510-735-5223



Brian Cooney
Listing Specialist, C.V. Team
Re/Max Accord
Brian@ReMaxAccord.com
510-690-1111



Nick Asturias Realtor®
Coldwell Banker Realty
www.NickAsturias.com
925-344-5506



Willie M. Campbell
Coldwell Banker Realty
Real Estate Broker DRE#00546586
wmc0030@sbcglobal.net
510-888-6326



To Advertise Call:
Mary Florence
510-861-3270
Linda Nakhai
510-915-1513

Replacing a Vinyl Floor Is an Easy Fix

By **Samantha Mazzotta**
Special to the Forum

Vinyl flooring can be the most economical material you put into your home. It's durable, resilient and relatively easy to install.

To replace your old vinyl floor, cut long strips into the vinyl and then pull the strips up. Use a wall-board knife and a solution of water and liquid dish detergent to loosen the backing. Scrape remaining flooring up using a floor scraper and the detergent solution, clear away all the debris, and vacuum

with a wet-dry shop vacuum.

Inspect the exposed underlayment. Make sure that it provides a smooth surface to adhere to.

Replace any damaged underlayment, and fill small holes and seams with latex patching compound. Also, inspect the subfloor, joists and foundation to make sure they aren't deteriorating. If you see damage, consult a contractor.

Once the underlayment is deemed healthy, place the new vinyl flooring. Create a cutting template — laying sheets of paper along the edges of the walls and

marking areas that need special cuts, such as around pipes. Tape the papers together to create a full-size outline of the room.

Roll the vinyl out in an open area. Position the paper template over the vinyl, and trace the template perimeter (and markings) using a water-soluble pen. Make the necessary preliminary cuts.

Once this prep is finished, roll up the vinyl sheet, carry it into the kitchen, and install according to the manufacturer's instructions. It'll be much easier than you think!

© 2016 King Features Synd., Inc.

OPEN HOMES SATURDAY & SUNDAY DECEMBER 10TH & 11TH

CITY	SAT	SUN	ADDRESS	PRICE	BDRMS/BATHS	REALTOR	AGENT	PHONE
A	1-4	—	576 E. Merle Court	\$458,000	2/1	Re/Max Accord	Louise Lovewell	351-5555
A	—	1-4	1130 Minerva Street	\$508,000	3/1	Re/Max Accord	Louise Lovewell	351-5555
C	—	1-4	20800 Manter Road	\$988,888	4/2.5	Berkshire Hathaway	Lynn Levin	593-7377

One-Line Open Home Listings run Wednesdays in the Castro Valley Forum (22,500 circ.) and Thursdays in the San Leandro Times (38,500 circ.) for \$25. For more information and a listing form, call 614-1558. DEADLINE: TUESDAY AT NOON.

CITY GUIDE

A = SAN LEANDRO • B = SAN LORENZO • C = CASTRO VALLEY • D = DUBLIN • F = FREMONT • H = HAYWARD • K = BERKELEY
O = OAKLAND • P = PLEASANTON • S = SHEFFIELD VILLAGE • SR = SAN RAMON • W = WALNUT CREEK • Z = ALAMEDA



All real estate advertised in the Castro Valley Forum is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, marital status, national origin, or intention to make any such preference, limitation or discrimination. The Castro Valley Forum will not knowingly accept any advertisement for real estate that is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

FOR EXPERT ADVICE CONTACT ONE OF OUR LOCAL...

AGENTS IN ACTION



Wayne A. Blackard
Berkshire Hathaway
Home Services
www.homesbywblackard.com
510-888-9466



Tere Lee, CRS
"Trust A Professional Who Cares"
United Brokers Real Estate
www.tereleehomes.com
(510) 305-8827



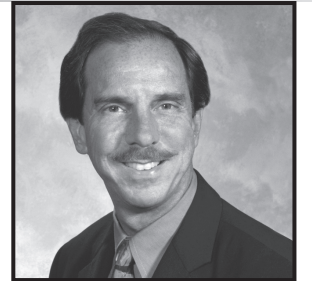
Maribeth Delucchi
Venture Sotheby's
International Realty
mdelucchi@venturesir.com
510-209-5837



Sam Chiu 趙
Active in the East Bay since 1989
Berkshire Hathaway
Home Services
510-305-5767



Bob Frey
Broker Associate
Re/Max Accord
BobFreyHomes@gmail.com
510-220-8459



Craig Ragg
CRAIG RAGG REAL ESTATE
www.craigragg.com
cragg@pacbell.net
510-889-7709



Otto Catrina CRS, GRI, SRES
Catrina Real Estate & Investments
email:otto@ottocatrina.com
Fax: 510-373-8226
510-507-8226



Cindy Goodman, Realtor
Senior Real Estate Specialist
Coldwell Banker
cindygoodman@comcast.net
510-697-9400



Judy Rose-CRS, SRES
ReMax Accord
Serving the East Bay 38 Years
judy@judyrose.com
510-220-6206



Stuart Anderson
Berkshire Hathaway
Home Services
stuart.anderson@bhhsdrysdale.com
(510) 421-8200



Evelyn Boyd
Berkshire Hathaway
Home Services
Broker-29 Years Experience
510-387-3310



Murline Monat Realtor®
Paragon Realty Group, Inc.
www.murlineмонт.com
Mmonat@paragon-re.com
925-523-9852



Michael Otto
Berkshire Hathaway
Home Services
Drysdale Properties
Cell 510-432-0517



Susan Jones
Re/Max Accord
Teamjoneslistings.com
Jsusan984@comcast.net
510-690-9690



Tim Fiebig
Re/Max Accord
Realty
www.timfiebig.com
510-728-2900



Tim Ambrose
Certified Probate Real
Estate Specialist
www.timambrose.com
510-258-8909



Lannie Mok 莫太
Intero Real Estate Services
Executive's Circle Award
Lannie.Mok@gmail.com
510-889-6888



Michael Tacconi, NMLS 241403
BAY EQUITY
www.michaeltacconi.com
Your Local Lender on Redwood Rd.
510-838-0595



Linda Neff
Berkshire Hathaway
Drysdale Properties
linda@lindaneff.com
510-557-9185



Peter Wardhana
RE/MAX Accord
Castro Valley Specialist
www.FiveCanyons.com
510-701-6789

ATTENTION REAL ESTATE AGENTS & BROKERS - YOUR PICTURE COULD BE HERE

How would you like your face and message to be delivered to households and news racks in Castro Valley, San Leandro, Sheffield Village, San Lorenzo, Hayward, Oakland and Alameda?

This Monthly Section will run the first Wednesday and Thursday of every month in the Castro Valley Forum and the San Leandro Times.

For more information about advertising call:

**Mary Florence: 510-861-3270 or
Linda Nakhai: 510-915-1513**



GIVEAWAYS

FREE - BALDWIN Organ in good condition. Call 510-677-7127.

FREE - Firewood (Plum tree), San Ramon area). U-haul. Call at 510-414-7607.

FREE - Office desk with 2 large drawers, heavy, solid wood. Call 925-548-6467.

FREE - Sealy Posturepedic queen mattress & box spring, very clean and in excellent condition. You pickup & take away. 510-688-7160.

HANDYMAN SERVICE

CRUZ TREE SERVICE - Since 1994. Pruning, Topping, Removing, Synthetic Grass Installation, Planting, New Lawns and Lawn Care, Sprinkler Systems, Lots & Hillside Cleaned and Planted, Weed Whacking, Drainage, Gutters, Fences, Decks, Patios, Arbors, Concrete, Maintenance, etc. Call Jose 510-294-9017.

HONEST RELIABLE HANDYMAN. Everything from garden prep to tile work. Deck refinishing a specialty. 510-385-1544.

TORRES, A PERFECT HANDYMAN
•Honest •Dependable •Responsible
Painting, Plumbing, Retaining Walls, Fences, Tiles, etc. FREE Estimates.
510-305-3205

HAULING SERVICE

***SMALL/LARGE JOBS.** Wood, trash, concrete, furniture. Low rates. 510-268-1412/ 510-328-8616

HAULING: Small and Big Jobs. Furniture, Concrete, Wood, Trash, Metal, etc. 510-715-1578.

HEALTH CARE SERVICES**LIFE ElderCare Inc.**

Do you need VIP rides? Do you have mobility, frailty, vision, or other impairments that hinder you from shopping or seeing your doctor? See if you qualify for our VIP Rides Program. Trained drivers can provide you a ride and help you get to your destination. Call 510-856-9010 or email to: info@lifeElderCare.org Donations requested but no one is turned away for inability to pay.

HELP WANTED**GENERAL**

St. John Kronstadt Health Care Center has various employment opportunities available including nursing, janitorial and activity positions. For information, please contact: caitlin@stjohnkronstadt.com or 510-889-7000.

Customer Service Rep/ Family Fitness Club needed to meet, greet and sign in customers, office work, etc.

Also: **Club Attendant / DSR** needed to Observe and Maintain facility for Members, etc.

Also: **Babysitters** needed part-time to full-time. You must be experienced, reliable, responsible and be 18 or older. Required background check.

Apply in person at

1881 Astor Drive, San Leandro or get application at: www.BOVSWIM.com employment

HELP WANTED

Caregiver needed 2-4 hours a day (Wed, Fri. & Sat) and also Mother's helper needed 5 hours a day (Wed, Fri. & Sat). Call 510-706-2859.

**Are you looking for a New, Powerful and Rewarding Career Path?**

We are **HIRING** for Sales Professionals throughout the Bay Area Market!
~ Excellent Sales Opportunity while Assisting Families ~
Paid Training/Full Benefits, Earn Great Income/Set Your Schedule.
Please Email your Resume with Interest to:
marcella.martinez@sci-us.com
Or Call: 408-795-2051
www.sci.jobs.com

HEALTH CARE

Direct Care Staff / DSP, to work with D.D. Adults in care home in San Leandro. Overnights, weekends and afternoons available. 6 months experience. Salary+benefits. 510-563-5140.

Caregiver needed for Alzheimers patient. 24-hr shift, 1 or 2 days a week. Must speak English. Non-smoker. Call 510-621-9245.

HOUSE CLEANING

***CONNIE'S NATURAL CLEANING**
Licensed/ Insured/ Bonded
Make Your Home a Pleasant and Healthy Environment
www.conniesnatural.com
Call 510-506-5053

Cristina House Cleaning, free estimates, senior discount. Bus.-Lic. #121121. 510-825-0459.

HOUSE CLEANING**WALTON'S JANITORIAL**
Licensed / Bonded / Local

For a **SPARKLE CLEAN**
OFFICE or Home
Windows • Floors
• Carpets • Restrooms
Phone 352-7948

Member of S.L. Chamber of Comm.

LOST & FOUND

FOUND - Ladies ring at E. 14th & Maud in San Leandro (near Oil Changers). Call and describe at 510-632-2281.

"Moxie" is a Jenday conure, last seen on Heyer Avenue on 11/22/16 at 5 p.m. She is very friendly with people and may fly to you if called. Bright orange head & chest, green wings, back & tail. Call Athena 510-825-9549.

**MISC. FOR SALE****APPLIANCES**

Portable clothes washer, easily attaches to sink faucet (hoses included). \$120 o.b.o. 510-667-9113.

COLLECTIBLES

Christmas collector books (5) large, colorful. \$7.50 each. Call 510-538-1765

Batman Forever very rare full-size (new) 27"x41" theatre poster \$19 o.b.o. Call 925-735-1901.

FURNITURE

Sofa and Loveseat (dark green) cloth, excellent condition. Also color TV... all for \$350. 510-693-1193.

MISC. FOR SALE

3 seat couch (1 seat reclines) brown leather, in excellent condition. \$50 o.b.o. Call 510-258-6537.

HEALTH & FITNESS

PROFORM 585TL treadmill with manual (excellent condition) \$850. Call 510-538-6541..

HOUSEHOLD

Wooden student 3-drawer computer desk and chair (2' x 4 1/2') \$50, also Craftsman Chipper 6 1/2 hp 3" maximum diameter \$150 o.b.o. Call 510-581-4582.

LARGE BAG BUBBLE WRAP (all sizes) \$15. Call 510-352-4744.

ESTATE/ MOVING SALE. Selling Everything! Call 510-258-6537 or 510-407-1533 for appointment.

Bone China 6-place setting for 12. \$275. Call 510-582-1134.

VARIOUS ITEMS

Swiss Army Wenger analog (like new) wrist watch. \$50 o.b.o. Call 510-813-6550.

Attention hobbyists and modelers: **CARBON SURPLUS** - Rods, tubes, plates, sandwich panels, laminates, and fiberglass ply. 510-576-9984.

MISC. WANTED

WANTED: Used wheel chair. Call call 510-589-9049.

MUSICAL SERVICES LESSONS

EAST BAY MUSICIAN - Lessons, Good with Kids. Call 510-427-3955.

REAL ESTATE AGENTS

Are you interested in buying or selling a home or property?

Would you like the help of a Professional Agent?

For assistance call ...

***SCOTT HARRISON** - Realtor
Coldwell Banker 510-388-4536

RENTALS**CWP**

Property Management
510-352-6310
www.cwpmgmt.com
198 Juana Avenue, S.L.
Need a rental property before the holidays?
We can assist you!
FREE RENTAL LISTINGS
FREE Online Tenant/Owner Access

APARTMENTS

Castro Valley 2-bedroom, 1-bath, Walk to BART and Village. Gated, laundry, pool, fitness. \$1,795. 510-582-8389.
www.bartplazaapartments.com

Hayward 1-bedrooms \$1,245 - \$1,345, 2-bedrooms \$1,545 & up (check availability). Patios, balconies, pool, ample parking, storage, spacious. 510-887-6633.

Hayward spacious 1-bedroom \$1,100+, 2-bedroom \$1,400+. Balcony, patio, pool. 510-581-4702.

LANDLORDS - Advertise your units! A vacancy day is money lost forever ... R. Bowman

CONDOS

San Leandro 2-bedroom, 2-bath. \$2,250 month. Nonsmoker. No pets. 510-364-7113.

RENTALS/WANTED

Senior woman, former San Leandro, w/good credit, nonsmoker, w/no pets seeks 2-bedroom house/ cottage/ duplex w/stall shower in downtown San Leandro. Email: dianaidaho@yahoo.com or leave message at 208-667-0022.

WANTED: I'm looking for a room/ studio w/private bath (for couple) with excellent references. Call 510-638-3682

SERVICES**Kitchen Waste Management**

Would you like to attend a free class in San Leandro this Sat. 2-4 on how to manage your kitchen waste & backyard gardening? Check this weeks Classified Ads under "FREE TRAINING" for info.

SELL YOUR CAR OR TRUCK
with a Classified Ad

For more info or to place an ad call 510-614-1558

San Leandro Times/Castro Valley Forum

TREE SERVICE

***A CAREFUL TREE SERVICE.** Certified. Arborist. Lic.#694067. Trimming, Removals. **FREE Estimates.** Bonded. Call 510-581-7377.

YOUR INFO

Advertise your Home for rent in the San Leandro Times & Castro Valley Forum

DON'T LET ANOTHER WEEK SLIP BY!

- A vacancy day is money lost forever -

To place an ad call 510-614-1558

LANDLORDS - Advertise your units!

- A vacancy day is money lost forever -

R. Bowman

NEED - MUSIC LESSONS or PIANO TUNING?

Check the Classified Ads under "MUSICAL SERVICES" for help.

Help for the homeowner means business for you!



ADVERTISE YOUR BUSINESS IN OUR HOME SERVICES DIRECTORY
CALL 614-1558

ATTENTION LANDLORDS

You may rent your property with a sign in the window or with an ad on the internet... But why not also advertise your rental in both the San Leandro Times & Castro Valley Forum for as little as \$25, and reach over 60,000 readers! **TO PLACE AN AD, CALL 614-1558**

Need Remodeling? How about a new kitchen or bath?



CHECK OUT OUR CLASSIFIED ADS & HOME SERVICES FOR HELP!

THANK-YOU for supporting the Castro Valley Forum and San Leandro Times!



We greatly appreciate our many advertisers who make it possible for us to publish these newspapers.

HOME SERVICES DIRECTORY**REACH OVER 60,000 READERS**

Advertise your services in both of our newspapers... at one low price!

CASTRO VALLEY FORUM
San Leandro Times

HOME SERVICES DIRECTORY

For More Information, Call 614-1558

**Handyman****HANDYMAN SERVICES**

Serving Castro Valley & San Leandro for 28 Years

Big or Small — We Do It All!
(925) 548-4202

Hardwood Flooring

FERREIRA'S HARDWOOD FLOORING
Sand • Install • Refinish
Glist • Oil Base
25 Years Experience

FREE ESTIMATES
Call Jeff Today!
510-366-6491
Lic. #803455

Plumbing**Service 4 Plumbing**

www.service4plumbing.com

(510) 614-5887

Bonded & Insured • CA License #1004766
24-Hour Service

FREE ESTIMATES • Se Habla Español



Low Water Pressure?
25 Years in Business!



MEMBER Re-Piping Old Galvanized Pipes With Copper Type "L"

MENTION THIS AD AND RECEIVE 15% OFF YOUR NEXT PLUMBING SERVICE

Roofing**BANNER ROOFING CO.**

★ New Roofs ★ Re-Roofs ★ Roof Repairs ★

ROOFING TYPES

ASPHALT SHINGLES
FIREPROOF TILE & SLATE
CEDAR SHINGLES
METAL ROOF SYSTEMS
TAR & GRAVEL
SINGLE-PLY SYSTEMS

RESIDENTIAL & COMMERCIAL

ALL TYPES OF ROOF REPAIRS
PROFESSIONAL WORKMANSHIP

GUTTER TYPES

SEAMLESS ALUMINUM,
PREPAINTED IN 20 COLORS
GALVANIZED 5", 6" & 7"
COPPER GUTTER SYSTEMS
SHEETMETAL FABRICATION
OVERHANG SOFFIT & FASCIA
CLEANING & REPAIRS

LICENSED / BONDED / INSURED • 2424 CLEMENT ST., ALAMEDA

LIC # 657692 **FREE ESTIMATES** SENIOR DISCOUNTS

895-4433

Painting**Diego Painting**

• Residential/ Commercial
• Interior/ Exterior
• Power Washing

**FREE ESTIMATES**

Lic. #855054 • diegopainting@comcast.net
www.diegopainting.com

(510) 331-6152

Plumbing**CAPELLI PLUMBING & DRAIN CLEANING**

Compare Our Prices!

FREE ESTIMATES
24/7 SERVICE



Military & Senior Discounts
Family Owned & Operated

510-969-4358

LIC. #904794

Roofing

Castro Valley Lic. #642517 • Insured/Bonded

FAMILY OWNED & OPERATED
Over 25 Years Experience
Reroofs • Repairs • Inspections
Dry Rot Repair • Seamless Gutters
(Pre-painted)
FREE ESTIMATES

\$200.00 OFF

COMPLETE REROOFING WITH TEAR-OFF
One Coupon Per Customer • Expires 1/31/17

(510) 538-1530

We Specialize in Residential Roofing



LETTERS to the Editor

Shocked by Our Resistance to Environmental Protection

Editor:

In the Oct. 19 edition of Letters ("Catching Up on the Forum's Back Issues"), one Castro Valley resident complained about the cost and worth of paper bags: "the handle breaks off on half the stress of plastic bags." I lived in Germany 40 years ago and even at that time Germans were exceedingly environmentally conscientious. I do not know if stores catered to citizens who forgot their own bags by providing bags at cost, everyone simply used their own on a daily basis.

Feel ripped off by the 10 cents, then bring your own bag. What to

do with the paper bags? I find them very useful as I use them to place my scraps in them instead of placing scraps directly into the large organic bin. Our bin remains much cleaner that way.

Having lived in Germany has made me feel utter shock to how resistant so many Americans are to taking steps to help our environment and preserve this planet for our children. I realize the politics behind this and do not wish to lecture anyone, but the resistance and complacency is still shocking.

—Luz Boucher, 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, or mail to: The Forum, P.O. Box 2897, Alameda, CA 94501.

Obituaries

Dorothy Skinner

Dorothy Skinner, age 82, passed away on November 24, 2016 with her family by her side. She resided in San Leandro and Castro Valley until she retired and relocated to Oakdale, California to be closer to her family.

Dorothy is survived by her daughters, Vickie Cordoza (Steven) and Gail Migliore (Greg) of Oakdale; her grandchildren, Kirsten Rodrigues (Paul), Stevie Rae and Zac Cordoza; and her great-grandchild, RaeAnn Rodrigues; her niece, Charlene Solis; and nephews, Keith Gorham and Richard Gorham, and their families, all of the Bay Area. She leaves behind numerous loving relatives and many friends.

Dorothy's funeral will be held on Thursday, Dec. 15, at 10 a.m. at St. Mary's Catholic Church, 1225 Olive St., in Oakdale.

In lieu of flowers, donations may be sent to Teach For America in Dorothy's memory (teachforamerica.org).



NELSON, Pinkey Lee
OVERBY, Floyd Richard
SKINNER, Dorothy
TAKEUCHI, Tulie Tsurue

■ **NELSON, Pinkey Lee**, a resident of Castro Valley, passed away on Sunday, November 27, 2016. Mrs. Nelson was 95.

Since 1965

Jess C. Spencer
Mortuary & Crematory
21228 Redwood Rd.,
Castro Valley
581-9133

A Family Tradition of Quality Service and Care in Castro Valley for over 50 Years.



FD 1168 CR49

CASTRO VALLEY FORUM OBITUARIES

may be emailed to: obits@ebpublishing.com or faxed to 510-483-4209.

Include a phone number.

The deadline is 11 a.m.

Tuesday for that week.

Brief notices are published free.

Longer obituaries, including pictures, are available for a fee.

For assistance, please call

Patrick Vadnais at

510-614-1558

SARA L. ENNOR LAWYER

- Wills & Trusts
- Benefits, ERISA
- QDROs

510-633-9985

New Location - Stanton House



DEERCREEK
FUNERAL SERVICE

CREMATION SERVICES

Funerals at Your Place of Worship
Jay Spencer - Director

Call for appointment (510) 317-7890

1700 Norbridge Ave., Ste. D, Castro Valley
www.DeerCreekCremation.com

FD 1505 FDK 651

Floyd Richard Overby

September 14, 1933 – November 28, 2016 • Resident of Lafayette

Floyd Richard Overby was born in Findley, North Dakota. He was the youngest of the four children of Alph and Josephine Overby. He graduated from Saint Olaf College then attended the University of Iowa Medical School. After two years in the Army, he went on to specialize in urology. On August 15, 1964, Floyd married Marie Carolyn Anderson of Montevideo, Minnesota. The couple moved to California at the end of 1965 and Floyd joined a urologic practice with two associates. Floyd and Marie bought their first house in Oakland and lived there for 14 years before moving to Lafayette. By this point, Floyd was in solo practice with offices in San Leandro and Castro Valley, and Marie was busy with their three children, Sara, Andrew and Paul.

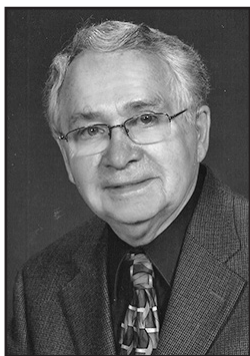
Floyd was active in Boy Scouts with his two sons, Andrew and Paul, who both achieved the level of Eagle Scout. Floyd enjoyed working in his garden after a long day of practicing medicine. He had a rose garden containing over 40 rose bushes. Floyd's other interests included singing in the church choir and reading — particularly biography and political books.

Floyd reluctantly retired from urology in June of 2006. He had served as Chief of Staff at Doctor's Hospital in San Leandro for one year during his practice and also served as a Mental Health Commissioner in Contra Costa County for several years, and on the board of NAMI (National Alliance of Mental Illness). He truly enjoyed his 50 years of practice and had long-term relationships with many of his patients.

Less than two weeks after his retirement, Floyd returned to the hospital, this time as the patient instead of the physician. For the next 10 years, Floyd battled an increasing number of health challenges, including cancer, heart disease, Parkinson's, diabetes and strokes. Floyd faced his growing limitations with grace and dignity, aided by devoted care from his wife of 52 years. With her help, he was able to remain in their home until the end of October.

Floyd is survived by his wife, Marie; his children, Sara, Andrew and Paul; his sister, Peggy Alberg; his twin brother, Phillip (Eve) Overby; and many nieces and nephews.

Services will be held on Wednesday, Dec. 14, at 2 p.m. at Our Savior's Lutheran Church, 1035 Carol Lane, in Lafayette, CA 94549 (oslc.net). In lieu of flowers, memorial contributions can be made to Our Savior's Lutheran Church or to Putnam Clubhouse, 3024 Willow Pass Road, Suite 230, Concord, CA 94519 (putnamclubhouse.org).



Tulie Tsurue Takeuchi

September 22, 1943 – November 20, 2016

Tulie Tsurue Takeuchi was born in Tule Lake Internment Camp at Newell, California on September 22, 1943. She was 73 years old.

She is survived by her husband, James; her 3 sons, Craig, Corey and Kevin; 3 daughters-in-law, Michelle, Christa and Ingrid; and 5 grandchildren, Allen, Adaleigh, Spencer, Abigail and Ryan. She is also survived by her older sister, Fumi Matsubara; and older brothers, Harold and John Yamamoto. She joins her deceased sister, Hiroko Taniguchi.

She attended Castlemont High School in Oakland and San Francisco State University, where she received a Bachelor of Arts in Education and met her husband, James. She then spent over 25 years as an elementary school teacher, starting in 1965 in Stockton and San Lorenzo. In 1971, she took a 10-year hiatus to care for her three children. In 1991, she was named "Teacher of the Year" in the San Lorenzo Unified School District. She was a Mentor Teacher to other teachers and a Master Teacher, providing guidance to student teachers. On March 18, 2016, Tulie and James celebrated their 49th Anniversary.

Her life revolved around family and friends. She loved to host many events throughout the years especially during Christmastime. She was the glue connecting the family together. She always welcomed people into her home and was a "second mother" to many. Everyone enjoyed her company and always appreciated her outspoken personality. She enjoyed doing puzzles, crosswords, watching TV, and playing with her grandchildren.

She passed away on November 20, 2016. She will always be remembered for the lasting impressions that she left on her family and friends.

In lieu of flowers, please buy a treat and enjoy yourself. Tulie would have approved.

Services will be held at Jess C. Spencer Mortuary, 21228 Redwood Rd., in Castro Valley on Saturday, Dec. 10, at 11 a.m.



From the Boulevard... Castro Valley on a Day of Infamy

By Thomas E. Lorentzen

SPECIAL TO THE FORUM

"Every beginning is a consequence – every beginning ends something."
—Valery

Today is December 7th, 2016. It is a day that lives in infamy here in Castro Valley, our nation and the world.

It was 75 years ago today that the United States was militarily attacked by the nation of Japan at the U.S. Naval Base at Pearl Harbor, Hawaii. It shocked our town, nation and world.

It was the "Casus belli" for the U.S. to enter into a second European-based war, but now expanded into the Pacific Region and with global ramifications. We – the people of Castro Valley and our nation were now joining what became "World War II."

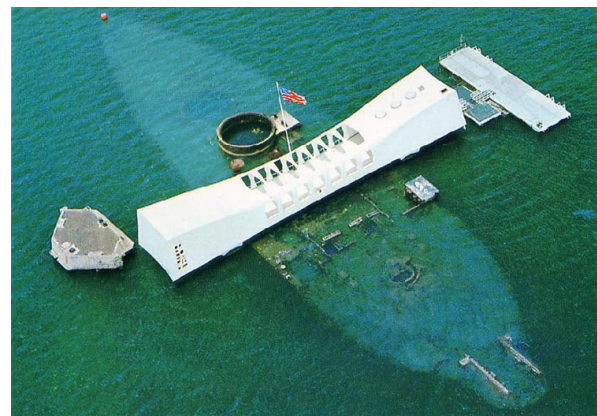
To many people it is "ancient history," but as we learn with time – history never stops. This sense of eternal motion was captured with notoriety in the classic song "Ol Man River" from the 1927 Broadway play "Show Boat." With brilliance, Jerome Kern created the music and Oscar Hammerstein II the lyrics.

With deep poetics in its melody, it contrasted the struggles and hardships of African Americans with the endless and indifferent flow of the Mississippi River, noting that "Ol Man River just keeps rolling along."

Nearly a century later, whenever it is performed – it brings "stillness" to our souls. It is not just music. It is deep history with deep emotion about the complexities and uncertainties of the human experience.

History, as we learn, just keeps moving along. It is a continuum – a steam of endless ebbs and tides.

Pearl Harbor resides deep within this flow of things.



As I was listening to the radio on Sunday, I heard a familiar voice being interviewed on a local show. It was Mickey Ganitch – a man that I had recently interviewed on "Interesting People," my local TV Show.

Ganitch is a veteran of the Pearl Harbor attack and is a walking historian of that day, as well as the entire war in the Pacific. He lives in the East Bay, but is now in Hawaii for the 75th anniversary of the day that FDR noted would "live in infamy."

Mickey is keeping the story rolling along by continuing to do public talks and interviews about that historical day. A man of charm and energy as well, he continues to inspire people, including students in schools around the Bay Area that became fascinated with his first-hand stories.

Fostered by his stories, I realized that this column should be devoted to the story of Pearl Harbor and its relevance to Castro Valley. A friend of mine who passed a few years ago, Mr. James Bolan, was also a survivor of the Pearl Harbor attack. He lived with his family here in Castro Valley for more than 50 years. It was my privilege to know him and to listen to his stories about what happened that day and in the war that followed. A man of strong opinions, he remains missed.

To get an added sense of the 75th anniversary of Pearl Harbor one need go no further than to the Veteran's Memorial at the Castro Valley Community Center.

Early in the morning, with quietude, one can imagine and reflect upon what happened that day and how it changed everything upon the stage that we all live upon. Respectful glances at the names on the wall from WW II confirm that it was a "day of infamy" here in Castro Valley as well as around the world. Other wars followed related to that day, including Korea, Vietnam and the Cold War.

As I write this column I pause to reflect upon Mr. Ganitch and Mr. Bolan. It is sobering to think of what happened that day in history and what it perpetuated in countless other ways.

December 7th, 1941 – 75 years ago today, was a "day of infamy" everywhere, including here in Castro Valley. If there are a few minutes during your day stop and think about that day – the loss of lives, the wounded, and the comprehensive way in which it changed the history of our town and nation, and how it continues to impact us today. It remains an important part of who we are today.

Tom Lorentzen lives in Castro Valley. He formerly served on the board of the Institute of Museum & Library Services and the Advisory Board to Southern Oregon University, and has served three Presidential Administrations.

Measure G Bond Has One Man Going Green

By William Lao
SPECIAL TO THE FORUM

School bond (Measure G) advocate Michael Kusiak walked into the Rae Talbot Salon the other day to do the most ridiculous thing a middle-aged man could do: dye his hair green.

"I got involved at my kids' schools and I realized that the school community is the glue that holds our community together," said Kusiak. "The schools need basic improvements, but money is needed to make these improvements."

Kusiak came up with the idea to dye his hair green to promote awareness about the remaining Measure G campaign debt when he and his hair stylist, Nicole Ruiz, joked about it.

Kusiak thought the unusual hair color would draw attention and strike up some interesting conversations, which would lead

to awareness about the remaining campaign debt.

Kusiak made the bold decision to dye his hair a specific shade of light green that is similar to the Joker's hair. It did not work out in the end, and he came away with a "sea green" tint. Ruiz and some other stylists also convinced Kusiak to dye his eyebrows green.

Measure G is a bond issue stemming from school infrastructure needs. Voters approved \$123 million in bonds to help schools improve internal issues, such as leaky roofs and poor heating, by increasing the property tax rate by \$60 per \$100,000 of property value. The measure passed in the June 7 Primary Election.

Kusiak and his fellow campaigners tried to keep the campaign expense low, but they still spent around \$60,000 and incurred a debt of \$15,000. By last week, Kusiak had managed to raise roughly \$1,500.

To contribute to Measure G, visit www.paypal.me/MeasureG.



A green hair day for Michael Kusiak at the Rae Talbot Salon.

Free Eye Exams for the Underserved Residents

The Ashland Free Medical Clinic teamed up with local Lions Clubs to provide eye care to those in need in San Lorenzo last month.

Dr. Gary Osias of Castro Valley was joined by doctors Laurie Chaikin, Michael Woo and Dien Nguyen who performed a total of 75 eye exams.

"Our free clinic caters to underserved residents of the Ashland and San Lorenzo communities and we know many are diabetics," said Dr. Joseph Phaneuf, the clinic's medical director. "Most do not know however that a comprehensive eye exam is an important way to evaluate a person's overall health."

"Common diseases like diabetes and high blood pressure can damage a person's vision, and are detectable during an eye exam – and consequently it becomes that much more important to have access to this type of care."

VSP Global, a nonprofit coalition of eye-care businesses, brought in a state-of-the-art mobile clinic, equipped with a full-service

eye exam room and a complete dispensary with popular eye-wear brands.

Sight conservation is the founding mission of Lions Clubs International. Club members from Castro Valley, San Lorenzo and Hayward-Silicon Valley, in addition to clinic staff from the Ashland Clinic and VSP staffed the day-long event held in the San Lorenzo High School cafeteria.

Record Number Of Votes Casted

More than three-quarters of Alameda County's eligible voters turned out for the November 8 General Election, according to the Registrar of Voters office, which has completed ballot processing.

A total of 670,245 voters cast ballots, the most ever to participate in an election in Alameda County. The number represents a 75.24 percent turnout of the 888,709 registered voters.



Missing Cat

"Velcro" has been missing since November 23 from Haley Drive in CV. He is a 2-year-old long-haired brown tabby with yellow eyes and a fluffy tail. Please call or text 510-851-2399 or 510-538-3067.

Tutoring Is Caring
Rediscover the joy of learning

- Math • Reading • Writing
- Study Skills • All Ages

FINALS Prep

Esther Nevarez • Castro Valley
510-733-0467

TRUCK DRIVER WAREHOUSE PERSON NEEDED

Dupree's Furniture in San Leandro is looking for a reliable and responsible truck driver/warehouse person for their furniture store. Please call

510-357-3000
for more information.

JOB WELL DONE!

Congratulations to Castro Valley's Recertified
4R Star Businesses
REDUCE • REUSE • RECYCLE • ROT

Great Clips - Castro Valley

4045 E Castro Valley Blvd.
(580 Marketplace)
Magdalena Villanueva
510-582-6310

Castro Valley Optometry

4041 E Castro Valley Blvd.
Brenda Collins
510-881-8343
info@castrovalleyoptometry.com

Patelco Credit Union

4055 E Castro Valley Blvd.
Josephine DeRose
510-358-8228
jderose@patelco.org

4R Star businesses go above and beyond recycling and organics to reduce waste from the start!

CASTRO VALLEY SANITARY DISTRICT
510-537-0757 | www.cvsan.org/4RStarDirectory

FREE Waterproof UGG australia New Styles Great Selection!

"TALL" Black & Chestnut \$195⁰⁰

"SHORT" Black Chocolate Chestnut \$155⁰⁰

"BAILEY" Black Chestnut \$175⁰⁰

the Cobblers
Boots-Shoes-Repairs
Sales - 582-7761

Since 1958
22443 Foothill Blvd., Downtown Hayward
(Parking in Rear-Enter on Maple Ct.)
Mon. - Thurs. 9am-6pm, Fri. 9am-7pm, Sat. 9am-5:30pm

Christmas Lay-A-Way Plan Available UGG Repairs

To Advertise Call...

Mary Florence
510-861-3270

Linda Nakhai
510-915-1513

castrovalleyforum.com

Shop Small®

for the things you love and support the place you call home.

SHOP SMALL

BOOKSTORE MUSIC STORE CANDY STORE RESTAURANT HAT SHOP GENERAL STORE

ADOPT-A-PET



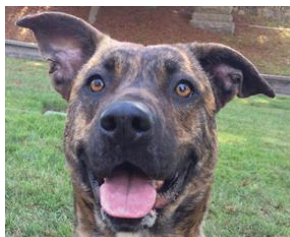
JOSEPHINE is a calm, friendly senior gal who needs a quiet home where she can lay in a sunny window and snuggle on a warm lap. Info: Hayward Animal Shelter. (510) 293-7200.



GRACIE is an outgoing, social, playful girl who knows fetch and sit. She enjoys being petted, snuggling, and she LOVES belly rubs! Info: Hayward Animal Shelter. (510) 293-7200.



TINKER is very playful, loving, gives kisses, and loves to take a walk outside in his halter. Gets along with other dogs and cats. Complete an application online at: www.dustypawsrescue.org



PRADA is a Dutch/Shep mix, 55 pounds, about 2-3-years-old. Very playful, delightful personality, great family dog. Complete an online application: www.dustypawsrescue.org.

Tax: What to Do After the Start of Year

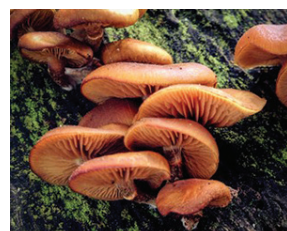
continued from page 12
After January 1

What can wait until after January 1? Procrastinators will be pleased to hear that there are tax moves you can make after the start of the new year.

You have until the tax return filing deadline, April 18 in 2017, to make 2016-tax-year contributions to a traditional IRA. The money you add could offset your income, and you'll be saving for retirement – a double win.

The maximum contribution you can make is \$5,500 (\$6,500 if you're 50 or older) for the 2016 tax year. However, the deductible amount depends on your income and eligibility for an employer-sponsored retirement plan.

Bottom Line: Don't wait for the tax season to start to take stock of your situation and get your finances in order. While there are a few tax moves that can wait, what you do between now and the end of the year could have a significant impact on your return.



Mushroom Warning For People and Pets

The East Bay Regional Park District is warning visitors not to collect – or to allow dogs near – wild mushrooms growing in parklands.

The Bay Area is home to two of the world's most toxic mushrooms – Amanita phalloides (the Death Cap) and Amanita ocreata (the Western Destroying Angel). Both are robust, handsome mushrooms that grow near oak trees, and contain lethal toxins.

Amanita phalloides (the Death Cap) is a medium to large mushroom that typically has a greenish-gray cap, white gills, a white ring around the stem, and a large white sac at the base of the stem.

Amanita ocreata (the Western Destroying Angel) is a medium to large California native mushroom that usually has a creamy white cap, white gills, a white ring around the stem that disappears with age, and a thin white sac at the base.

While these two species are responsible for most cases of mushroom poisonings in California, deadly amatoxins can be found in Galerina and Lepiota species as well, both of which occur in the Bay Area.

Poisoning symptoms don't usually appear until up to 12 hours after consumption, beginning as severe gastrointestinal distress and progressing to liver and kidney failure if treatment is not sought immediately.

Park visitors should remember that mushroom collecting is not allowed anywhere in the East Bay Regional Park District and pet owners are encouraged to keep their animals under close watch during the winter months. Contact a veterinarian immediately if you suspect your pet has eaten a toxic mushroom.

Trusts: Help Motivate the Beneficiaries

continued from page 9

For example, if your trust provides a financial incentive for your children to be employed full-time, but one of them gets sick or seriously injured in a car accident and can't work, they would be punished unfairly.

You also need to know that incentive trusts aren't cheap. You can expect to pay an attorney \$2,500 to \$5,000 to draft one.

There are also legal limits on what you can do with an incentive trust. While state laws vary, incentive trusts that encourage a beneficiary to join or leave a particular religion, or leave a spouse or not marry at all, can be challenged in court and possibly struck down.

How To Make One

To create a solid incentive trust, tell your estate-planning attorney that you want to include precise instructions that clearly spells out your wishes, but you also want to include language granting your trustee the right to use his or her discretion and that the trustee's decisions should be final and binding.

This allows your trustee to make common sense rulings, which will reduce or eliminate the chances of unintended and unfair consequences.

It also makes it very difficult for beneficiaries to successfully challenge the trust or trustee in court. When a trust grants final decision-making authority to its trustee, it becomes almost impossible for beneficiaries to successfully argue that this trustee is not correctly implementing the trust's terms.

The key is to select a trustee who's smart enough to interpret your intent and has sufficient backbone to stand up to beneficiaries when necessary.

You also need to select a successor trustee, too, if your first choice can no longer serve. Fees paid to a trustee vary widely depending on the state's fee schedules, the size and complexity of the trust, and conditions laid out in the trust.

CONNOLLY'S since 1945 FURNITURE & MATTRESS



At Connolly's you'll find many fun, fresh, inspiring looks... as well as lots of comfort. Whether you're planning on redecorating one room or your entire house, we'll help make it all fun, easy and worry free for you!

For 70 years our family has been helping people throughout the Bay Area make their homes more beautiful and comfortable. With an extra 10% off, now is a great time to come visit us! We stand behind what we sell and treat you like family.

\$100 off

*Restrictions apply. Minimum purchase of \$499 or more. See store for details.

Our Promise to You:
Exceptional Service. Unbeatable VALUE!
- The Connolly Family

CONNOLLY'S
since 1945
FURNITURE & MATTRESS
CONNOLLYSFURNITURE.COM

Store hours: Monday-Friday 10-8 • Tuesday-Thursday 10-7
Saturday 10-7 • Sunday 11-6.

See store for details.



CASTRO VALLEY
20600 Redwood Rd.
Castro Valley, CA 94546
(510) 733-2541

Go Green Transit Authority Is NOW HIRING DRIVERS!

Looking for fulfilling work?

- Full Training Provided
- Part Time or Full Time
- Morning & Afternoon Routes
- Regular Drivers License Required

**HELPING
SENIORS &
CHILDREN**

We need compassionate and committed reliable drivers to transport local seniors and students with special needs.

We Provide the Vehicles and All The Training

**No Calls Please,
Apply In Person At:**

**GO GREEN
TRANSIT AUTHORITY**

20630 John Dr., Castro Valley, CA 94546

This Christmas...
Experience The Wonder
Dec. 16, 17, 21, 22, 23 | 7:30pm
Dec. 17 & 24 | 2:30pm
Dec. 18 | 6:00pm
General Seating - \$5 (suggested donation)
Get tickets online at **3CROSSES.ORG**
at church services, and at Cafe 4
Sun-Fri 7:00am-7:00pm
3Croses
20600 John Dr. | Castro Valley
Office: 510.537.4690