CASTRO VALLEY WATER

EBMUD Buys Ranch Bordering Local Reservoir

By Amy Sylvestri
CASTRO VALLEY FORUM

The East Bay Municipal Utility District (EBMUD) announced last week that it has purchased a key piece of land in the East Bay hills which will help keep a source of Castro Valley’s drinking water clean for decades to come.

The district partnered with the non-profit John Muir Land Trust to purchase the 604-acre Carr Ranch – just outside of Moraga – for $7 million, $4.5 million of which came from EBMUD.

The ranch borders part of the Upper San Leandro Reservoir, which provides water for Castro Valley, San Leandro, San Lorenzo and Oakland.

That reservoir has a capacity of the 42,000 acre-feet of water, most of it delivered by aqueduct from Pacheco Reservoir in the Sierras foothills. The rest comes from some 76 miles of East Bay creeks that feed into it.

The Upper San Leandro Reservoir made front-page news earlier this year when – nearing capacity from January’s storms – it was opened to allow runoff in order to avoid damage to the Lake Chabot Dam. That sent San Leandro Creek surging over its banks and flooding Redwood Canyon Golf Course in Castro Valley.

The opportunity for the East Bay Municipal Utility District to buy land near the watershed doesn’t come along often, according to Marguerite Young, a member of the district’s board of directors.

The ranch has been in possession of the Carr family for decades, but was attracting the attention of wealthy developers who, if it were for sale, might have had environmental preservation as a priority.

“This is not a typical opportunity for us,” said Young. “It’s rare that we get to purchase land...”

Thousands Expected for Free Plant Exchange

By Amy Sylvestri
CASTRO VALLEY FORUM

The Plant Exchange has been described as a Bay Area celebration of generosity, community spirit and the abundance of Mother Nature, and this Saturday it celebrates its 10th anniversary.

More than 2,000 plant lovers are expected to flock to the unique, all-volunteer run event to swap plants, equipment and information about ways to make our urban environment more sustainable, aesthetic and healthy.

To participate in the free exchange, gardeners must bring plants or such garden items as clay pots, decorative items, garden umbrellas, tools, equipment, books on gardening, stepping stones...you get the idea.

All types of plants are welcome, from cuttings to full size. Many gardeners take advantage of the Plant Exchange to bring plants they have culled when they prune or replant.

PHOTO COURTESY OF THE PLANT EXCHANGE

Now in its 10th year, the free semi-annual Plant Exchange in Oakland attracts hundreds of visitors who come to exchange plants, tools, books and all sorts of gardening items.

PG&E Raising Its Rates

By Amy Sylvestri
CASTRO VALLEY FORUM

Most Castro Valley residents will soon be seeing increases in their utility bills now that PG&E has raised its rates and also adjusted its tiered pricing model.

While some heavier energy users may see their utility bills go down, people who use less electricity may actually have their bill increase, depending on where they fall in the new tiers.

PG&E had been operating under a three-tier pricing structure that was created during the 2001 energy crisis and which is now out-dated, according to the utility.

The company will now operate under a two-tier system so those who were in the middle may find themselves in a different tier when they receive their next bill.

In addition to the changes in the pricing system, PG&E customers will also see another 2.1 percent increase in their electric bills as “transmission rates” have increased.

All these changes come on the heels of two separate rate hikes from PG&E in the past year – one 7 percent increase on gas bills last August and one $3 monthly change that began in January.

A dollar here or there may not seem significant, but all those rate increases add up over time, according to consumer watchdog group, The Utility Reform Network (TURN).

“The numbers may seem complex, but the conclusion is a simple one: see PG&E on page 11

PHONE: (510) 537-1792
Rowell Ranch Pro Rodeo is Just a Few Weeks Away; Begins May 19

Tickets are on sale now for the Rowell Ranch Pro Rodeo coming up on May 19-21. This year’s 97th annual rodeo continues a tradition started in 1921 by local legend, businessman, cattleman, philanthropist and stock contractor Harry Rowell. The popular professional American sport honors the ranching traditions of roping and riding, which continues to be a part of life for many in the East Bay who raise cattle on some of the country’s most historic ranches. It’s said that rodeo began when one ranch said they had a horse that couldn’t be ridden and another said they had a cowboy that couldn’t be thrown. Castro Valley will see more than 100 cowboys and cowgirls compete for their share of the prize money during this leg of the California rodeo. This time of year there are a set of professionally sanctioned rodeos that see some of the sport’s best athletes hoping to win a piece of the more than $500,000 in added prize money from the Sixpax Rodos that includes competition at Red Bluff, Clovis, Oakdale, Atascadero, Redding, Livermore and Reno, besides Rowell Ranch. Rodeo Week begins with the Rotary Club’s Chili Cook-off at the rodeo grounds Friday evening, May 12, followed by the annual Rodeo Parade on the Boulevard the next morning.

A free Team Roping event kicks off the heart of rodeo weekend at 5:00 p.m. on Thursday, May 18, when hometown cowgirl Jana Centoni competes for a champion belt buckle and bragging rights. Tickets range in price from $15 to $27. General admission and reserved seating is available. To buy tickets, visit rowellranchrodeo.com or call 510-581-2577.

East Bay hills, mostly acquired through a national sale by the East Bay Regional Park District, now makes up the Carr Ranch. The majority of this land, the same kind of land, the same kind of open space as the land here. “We own the land on three other sides (of the reservoir) so this will actually make our fence line shorter since we won’t have to zig zag around it. And I want to thank the Carr family for taking such an interest in the land here,” said Sykes, the district’s director of natural resources.

It’s “a puzzle piece,” said Sykes of the land on Carr Ranch. “We own the land on three other sides (of the reservoir) so this will actually make our fence line shorter since we won’t have to zig zag around it. And I want to thank the Carr family for taking such an interest in the land here,” said Sykes, the district’s director of natural resources.

continued from front page

EBMUD: Buys Carr Ranch

Are you suffering from back pain, arm or leg pain, numbness, weakness in your arms or legs? Then it’s likely you’re suffering from a Bulging Disc. That’s when the nucleus pulposus of a spinal disc in the back bulging and causing these, sometimes severe, symptoms because of the effect it’s having on your nervous system. You may have already had this diagnosed on an MRI and thought that there is little that can be done about it and that’s a major problem: bad information, because in the right hands a lot can be done for you.

To the misery caused by Bulging DISCS you must have the right information. Pay close attention because I’m going to give you the facts. Just $20

MYTH Bulging DISC problems will just “go away” with some rest.

FACT: If you are dealing with back pain, buttock pain or leg pain, then you must seek help from a Bulding DISC specialist immediately. Left untreated, the problem can lead to permanent nerve damage.

MYTH: Pain is the only problem associated with Bulging DISC problems.

FACT: In severe cases, this problem can lead to the inability to control your bowels, bladder and sexual functions – leading to embarrassing situations.

MYTH: You must take pain medications to deal with Bulding DISCS.

FACT: Drugs like muscle relaxants, pain killer, narcotics, antidepressants, and anti-seizure medications have serious potential side-effects and do not cure Bulding DISCS.

FACT: You must have done something wrong to damage my DISC.”

FACT: Physical work or simply sitting at a desk for long periods can lead to Bulging DISCs. Accidents and trauma can also be the culprits. Pregnancy can cause damage. DISC Bulges can happen to anyone – including super-fit celebrities like Tiger Woods, Sylvester Stalione, and British Olympic medalist Ian Wynn.

FACT: Stop exercising and get several weeks of rest to let the Bulbing DISC recover.

FACT: Staying active can help to relieve the pain and prevent the pain getting worse. Staying inactive in bed could be the worst advice - based on a recent study in the Netherlands.

DISC Bulging or herniations require surgery.

FACT: No! There’s been a huge breakthrough in the treatment of Bulding DISCS. It’s a new procedure called Non-Surgical Re-Constructive Spinal Care. The excellent results from this treatment are being published in major medical journals. Success rates are up to 88%. The excellent results from this treatment are being published in major medical journals. Success rates are up to 88%.

88% of People Find Relief from Pain and Associated Symptoms...

Because the treatment is non-surgical, safe, and easy, most patients report relief from their pain and associated symptoms early in the process.

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You’ll be on your way to a healthy, happy life. Call (925) 255-5805 to schedule your appointment now. Enter this special discount code: BOS43BDSM4h and Intero will this Saturday

The Salvation Army of Alameda County is seeking on-call Emergency Disaster Services volunteers to play a crucial role in disaster response and make a difference to people in times of critical need. Volunteers with The Salvation Army provide physical and emotional comfort and support wherever and whenever, disaster strikes.

As an EDS team member, you may help serve food from canteens (mobile kitchens), speak with grieving victims or perform other duties supporting disaster recovery and clean-up efforts. EDS volunteers are the kind faces and helpful hands that support police, firefighters and other first responders while assisting families and communities to recover from floods, fires, earthquakes and other tragedies.

As an EDS volunteer, your assistance will only be needed during emergencies or team-building activities like serving food to firemen or police officers in-training.

If interested, register online at bit.ly/2zn1lCE or contact Christina Schwandt at 510-383-9300 or Christina.Schwandt@usw.salvationarmy.org

Partly Cloudy

Low 46°

High 61°

Precipitation:

Past Week’s Rain:  00.70

Mar. 27

Apr. 3

April 10

April 19

CASTRO VALLEY FORUM

March 22 - 26, 2017

Almanac

Past Week’s Rain:  00.70

Normal To Date:  22.50

Season To Date:  32.02

Season Average:  21.22

Sun sets at 7:24 p.m. today, rises at 7:06 a.m. Thursday.

Castro Valley Weather

Wednesday

Thunder Storms

High 61° Low 46°

Thursday

Partly Cloudy

High 63° Low 50°

Friday

Rainy

High 63° Low 53°

Saturday

Showers

High 61° Low 49°

Sunday

Showers

High 61° Low 49°

Michele Markovitch Antiques

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PAID ADVERTISEMENT

Call (925) 255-5805 to schedule your appointment now. Enter this special discount code: BOS43BDSM4h and Intero will happily reduce their usual consultation fee of $100 to just $20!

Only 100 reader consultations are available at this exclusively discounted rate.

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 off this valuable article and take it to your appointment. You’ll be on your way to safe, lasting relief.

You can even call on the weekend and leave a message on their answering machine to secure your spot and they promise to return call.

During the week staff can be very busy helping patients so if they don’t pick up straight away do leave a message.

Call (925) 255-5805 NOW. If it’s the weekend or they’re away from the phone – the Intero team promise they will get back to you. So call now on (925) 255-5805 and quote this special discount code: BOS43BDSM4h.
The county is one step closer to making a decision on the future of the nearly 70-year-old Eden Township Healthcare District (ETHD), also called Eden Health District.

A draft of the final study of the district by urban policy analysts Herkoom Associates has been submitted to the Alameda Local Agency Formation Commission (LAFCo). It concludes that the ETHD provides a vital service, but that its efficiency could be improved.

The study was ordered after several local and state politicians had called for the district to be disbanded, claiming it is redundant, and its function and funding could be better handled by the county.

But many residents of the unincorporated areas of the county support the district because it earmarks funding for the Eden area. If Alameda County were to absorb the district’s money for a one-time funding for hospitals, however, this would eliminate a future, ongoing source of funding unless the buildings were operated by another agency.

Now that the report is complete, the fate of the ETHD is in the hands of the commission whose members include County Supervisors Nate Miley and Scott Haggerty, Castro Valley Sanitary District President Ralph Johnson, and four others.

The future of ETHD will next be discussed at a commission meeting at 6 p.m. on Tuesday, April 11 at the Castro Valley Library.

You may read the final draft of the study in its entirety at www.castrovall.gov/ethd.

“Dissolution of the district without continuing its services is unwarranted. Dissolution and naming a successor agency to continue services could reduce certain costs and improve decision-making.”

– Report on ETHD

One Too Many

Sunday, March 19: at 3:10 p.m., Sheriff’s deputies arrested a 35-year-old man from Hayward on suspicion of panic suppression.

The man was traveling on Center Street near Grove Way when deputies stopped him and smelled alcohol on his breath. The man failed his field sobriety test and was taken into custody.

Wanted for Assault

Sunday, March 19: at 11:35 a.m., a 46-year-old man was arrested as part of a warrant issued for his capture. Deputies approached the man at a home on North 5th Street near Knox Street to serve the warrant.

The man was previously charged with assault on a family member and child endangerment. Deputies took the man to Santa Rita Jail pending $60,000 in bail.

Back to Jail

Sunday, March 19: at 8:30 a.m., deputies arrested a 43-year-old man with no permanent address as part of an active warrant for his capture. The man was traveling on Redwood Road near the Interstate 580 freeway on-ramp when deputies approached him. The man supplied a false ID and resisted arrest. Deputies charged him with violating the terms of his parole and took him to Santa Rita Jail.

Stolen Car

Saturday, March 18: at 7:38 p.m., deputies arrested a 25-year-old woman with no permanent address on suspicion of possession of a stolen car, possession of stolen property, possession of illegal drug paraphernalia, and breaking into private property. The woman was also wanted as part of a warrant issued for her arrest. Deputies spotted the woman outside a bait and tackle shop on Castro Valley Boulevard near Forest Avenue.

The woman was taken to Santa Rita Jail pending $10,000 in bail.

Drug Possession

Thursday, March 16: at 10:50 p.m., a 40-year-old man was arrested on suspicion of possession of illegal narcotics. The man also had an outstanding warrant issued for his capture. Deputies stopped the man on Redwood Road near Castro Valley Boulevard for a traffic infraction and made a positive identification. The man was taken to Santa Rita Jail pending $2,500 in bail.

Wanted Woman

Thursday, March 16: at 2:15 p.m., deputies arrested a 25-year-old woman from Livermore was arrested on suspicion of possession of illegal narcotics, illegal drug sales, and tackle shop on Castro Valley Boulevard.

The woman was taken to Santa Rita Jail pending $2,500 in bail.

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SEE REPORTS on back page
The Week Ahead

Thursday, March 23: Seniors’ Safe-Driving Class
Stay safe on the road! Eden Medical Center and the California Highway Patrol present “Age Well – Drive Smart!” from 10 a.m. until noon tomorrow, March 23, at the Eden Medical Center Medical Office Building Conference Room on the 2nd floor at 20101 Lake Chabot Road in Castro Valley. Space is limited, so register now by calling 510-727-3176.

Thursday, March 23: School Board Meeting
The Castro Valley Board of Education will hold a regular open meeting beginning at 7 p.m. tomorrow in the District Boardroom at 4000 Alma Avenue. For the agenda and complete board packets, please visit bit.ly/CVUSDBoardMeetings

Friday, March 24: Deadline to Order Homemade Biscotti
The Italian Catholic Federation branch of Our Lady of Grace Church will be selling homemade biscotti ($6 a dozen) as a fundraiser for student scholarships. Orders for this Friday by 510-886-8664 and pick up orders after Easter. Call 510-984-9336 for more information. April 9 at Our Lady of Grace Church.

Saturday, March 25: Urban Stream Management Workshop
Dr. Ann Riley will hold a hands-on training workshop on the basic do’s and don’ts of managing urban streams and erosion control with proper landscaping, from 10 a.m. to 2 p.m. this Saturday at Root Park at the corner of Hays and E. 14th streets in San Leandro.

Saturday, March 25: Pets Available for Adoption
Dusty Paws Rescue will show dogs and cats available for adoption from 11 a.m. to 2 p.m. this Saturday at Direct Sales Floors, 2973 Castro Valley Blvd. See available animals at www.dustypawrescue.org.

Saturday, March 25: History for Half Pints
History for Half Pints, a program geared towards school-aged children and families. The feature this year will be held on this Saturday at 10 a.m. this Saturday in the Children’s Gallery of the HAHMS Museum of History and Culture, 22580 Footboll Blvd. in Hayward. Bring the whole family. For more information visit haywardhistory.org or call 510-581-0223.

Sunday, March 26: Jeunger Bach Festival Concert
Faith Lutheran Church at 20080 Redwood Road will host the Jeunger Bach Festival by the Kaleidoscope Ensemble, a baroque music youth ensemble. In a short afternoon concert that’s free and open to the public this Sunday at 2 p.m. for more information call 510-582-0183 or visit our webpage: www.ffehv.org/Rezo500

Sunday, March 26: Ticket Deadline: Innocent Voices Dinner
Innocent Voices, a children-in-crisis concern group, will hold an Annual Benefit Dinner from 6 to 8:30 p.m. on April 6 at the Fairview Event Center, 10055 Dolittle Drive in Oakland Airport, Guest speaker is Vanessa Russell, founder of a nonprofit devoted to the protection of those at risk of becoming involved in sex trafficking. Tickets ($40) must be purchased by this Sunday, March 26. For more information and to order tickets visit haywardvoice.org or call 510-397-1268 for further information.

Tuesday, March 28: Castor Smart Teen Driver Safety Class
The California Highway Patrol Castro Valley Area Office and the Castro Valley Library present a “Start Smart” teen-driver safety class at 6 p.m. March 28, at the Library for new and future licensed teen drivers ages 15-19 and their parents. CHP officers will talk about traffic collisions and avoidance techniques, and driver responsibilities. To register, call 510-581-9028 (CHP) or 510-667-7900 (Library).

Tuesday, March 28: Have Coffee with a Cop
Join your neighbors and local police officers for coffee and conversation from 12:30 to 2:30 p.m. at Café 4 at 20690 John Drive in Castro Valley. No agenda or speeches, just a chance to ask questions, voice concerns or know the officers in your neighborhood. For more information, call the CHP Castro Valley Area Office at 510-581-9028.

Wednesday, March 29: Handling Cash-Flow Emergencies
The Atikin Senior Center at 17800 Redwood Road will host a free seminar on “Ways to Handle Cash Flow Emergencies” from 1:30 to 2:30 p.m. next Wednesday. Learn about credit cards and other options in an emergency. Call 510-881-6738 to reserve your spot.

Wednesday, March 29: Santa Maria Avenue Project
The Alameda County Public Works Agency will hold a community meeting to present proposals on the Santa Maria Avenue Improvements Project and to receive addition public input, beginning with an Open House at 6 p.m. and an overview at 6:30 next Wednesday at the Castro Valley Library. Project information can be found at www.acpw.gov/project-information/santa-maria-avenue-improvement-project

Thursday, March 30: Taste of Castro Valley
A popular event that brings business owners and shop vendors at this new Castro Valley Business Expo from 4:30 to 7:30 p.m. at the Moose Lodge, 20835 Rutledge Road. Tickets are $10 (children under 10 admitted free).

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New Accountability System Now in All CV Public Schools

Because California’s future success depends on its students being prepared for college, careers, and life, the state’s Education Department has developed a new system for evaluating school districts. Rather than using the old single numeric system called API (Academic Performance Index), this new “California School Dashboard” includes multiple measures of student success. The Dashboard includes graphic representations of literacy and math test scores, and high school graduation rates, English learner progress rates, and suspension or coded pie charts may take some getting used to, but it ensures greater transparency of the positive work that is happening in our schools, and sunshines the areas where more focus is needed.” Parents are encouraged to look at the information provided for Castro Valley on the website at www.caschooldashboard.org.

Those with questions are encouraged to speak with their child’s school principal or to contact Mary Boyle, Assistant Superintendent of Educational Services at the District Office.

Douglas Morrison Theatre concludes its 37th Season next month with a musical revue featuring songs of the incomparable Stephen Sondheim. “Side by Side by Sondheim: A Musical Entertainment” will open on Friday, April 7 for a 10-performance run. The musical retrospective features the songs of one of Broadway’s all-time most celebrated composers, Stephen Sondheim, and music by Leonard Bernstein, Mary Rodgers, Richard Rodgers and Julie Styne.

DMT’s production is directed by Michael Ryken, with music direction by Dean Starnes, and features a talented ensemble of Bay Area performers: Tielle Baker, Brian Couch, Christine Macomber, and Jenny Matteucci. It showcases favorites from such hits as Follies, Company, Little Night Music, A Funny Thing Happened on the Way to the Forum, Pacific Overtures and Sweeney Todd, seamlessly tied together by a narrator in this intimate production that includes some of Sondheim’s best known works. “Side by Side by Sondheim” runs April 7 through April 23, at the Douglas Morrison Theatre, 22311 N. Third St. in Hayward. Tickets are $27-$29 for adults, and are available through the Box Office at 510-881-6777 or online at www.dmtonline.org.

Tielle Baker, Brian Couch, Christine Macomber and Jenny Matteucci in “Side by Side by Sondheim” at the Douglas Morrison Theatre April 7-23

Side By Side by Sondheim Musical Opens April 7 at Morrison Theatre

Alameda County Library.

Those interested should RSVP for the orientation meeting by emailing Chris Selig at cselig@acal.org.

The Castro Valley Booklegger Project is a partnership of the Castro Valley School District and the Alameda County Library.

You, Too, Can Be a Booklegger

If you love kids and books and you’re looking for a flexible volunteer opportunity, consider becoming at Castro Valley “Booklegger.” Bookleggers are a group of volunteers dedicated to promoting independent reading by children by introducing books that kids simply can’t resist.

Bookleggers will visit kindergartens to 5th grade classrooms in the Castro Valley School District to share great books, including exciting adventures, suspenseful mysteries, hilarious comedies and eye-popping nonfiction.

As a member of the inaugural class of Bookleggers, you’ll learn book-ranking, storytelling skills, and pair those skills with your talents and passion to connect kids and books.

An orientation meeting will take place from 10:30 to 11:30 a.m. on Tuesday, April 11. At that time you will meet library staff, get a demonstration of Booklegging, learn about the training program, and understand the commitment necessary to be an outstanding Booklegger.

Those interested should RSVP for the orientation meeting by emailing Chris Selig at cselig@acal.org.

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If you love kids and books and you’re looking for a flexible volunteer opportunity, consider becoming at Castro Valley “Booklegger.” Bookleggers are a group of volunteers dedicated to promoting independent reading by children by introducing books that kids simply can’t resist.

Bookleggers will visit kindergartens to 5th grade classrooms in the Castro Valley School District to share great books, including exciting adventures, suspenseful mysteries, hilarious comedies and eye-popping nonfiction.

As a member of the inaugural class of Bookleggers, you’ll learn book-ranking, storytelling skills, and pair those skills with your talents and passion to connect kids and books.

An orientation meeting will take place from 10:30 to 11:30 a.m. on Tuesday, April 11. At that time you will meet library staff, get a demonstration of Booklegging, learn about the training program, and understand the commitment necessary to be an outstanding Booklegger.

Those interested should RSVP for the orientation meeting by emailing Chris Selig at cselig@acal.org.

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What You Should Know About Down Payments

If you’re in the market to buy a home, your down payment is probably on top of your mind. However, it’s important to understand all your options, particularly if you’ve heard the rule of thumb that you shouldn’t put down less than 20 percent of your home’s value. According to research, 87 percent of U.S. homes are eligible for down payment assistance, visit downpaymentresource.com/are-you-eligible.

Of course, home buyers should not forget that there are benefits to putting more down initially — this will lower your monthly mortgage payment and reduce the amount you will owe the bank. Additionally, those who put down at least 20 percent don’t have to pay Primary Mortgage Insurance (PMI), an added insurance policy that protects the lender if you are unable to pay your mortgage. However, if putting 20 percent down will deplete all of your savings and leave you with no financial reserves, it’s probably not in your best interest. What’s more, you can cancel your PMI once you’ve built equity of 20 percent in your home.

What You Should Know About Down Payments

B ack when foreclosures dominated neighborhoods like sand on the seashore, asset managers needed to separate serious buyers from bargain hunters. They devised a simple solution: They set offer deadlines and, as offers came in, separated the top few and sent them all identical counter offers. They read: “Highest & Best” and included a second deadline. Buyer agents hated the practice. With no way of knowing what competing offers were, buyers had to blindly guess at what others might be offering and submit a counter based solely on gut instinct.

If they got it right, they’d win and head into escrow. If not, they went to the next property with no idea of how close they were to winning.

It was a lot like trying to hit a dartboard bullseye from 100 feet away while blindfolded.

To everyone’s relief, as foreclosures slowed, “Highest & Best” counters started disappearing. Unfortunately, a few agents decided to resurrect the practice. “If multiple offers are coming,” they reasoned, “let’s offer the highest price and best terms and see who the sellers will choose.”

There’s a deeper problem. To buy legit, a multiple counter needs concrete terms that can be accepted. If multiple buyers write offers and the seller issues a multiple counter, every buyer countered should be able to sign the seller’s counter and send it back. If more than one counter comes back signed, then the seller chooses which one they’ll accept. When a counter offer includes, “Highest & Best,” it’s not a valid counter because “Highest & Best” are not terms — they are suggestions.

While heavy-handed banks could get away with the practice for a time, in my opinion, licensed Realtors should adhere to higher standards.

Carl Medford is a licensed Re- altor with Keller Williams Realty and a licensed general contractor. This article is sponsored by the Central County Marketing Association at www.ccmmagency.com.

RECENT HOME SALES

Castro Valley

<table>
<thead>
<tr>
<th>Address</th>
<th>Price</th>
<th>bedrooms</th>
<th>baths</th>
<th>year</th>
<th>square feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>5163 Bates Way</td>
<td>$921,000</td>
<td>4</td>
<td>3</td>
<td>1999</td>
<td>2,740</td>
</tr>
<tr>
<td>4214 Nandino Court</td>
<td>$780,000</td>
<td>4</td>
<td>2</td>
<td>1998</td>
<td>2,300</td>
</tr>
<tr>
<td>2705 Somerside Avenue</td>
<td>$650,000</td>
<td>3</td>
<td>2</td>
<td>1956</td>
<td>2,000</td>
</tr>
<tr>
<td>25752 Clear Springs Ct</td>
<td>$970,000</td>
<td>4</td>
<td>3</td>
<td>2000</td>
<td>2,890</td>
</tr>
<tr>
<td>5656 East View Court</td>
<td>$818,000</td>
<td>4</td>
<td>3</td>
<td>2000</td>
<td>2,380</td>
</tr>
<tr>
<td>5947 Highland Road</td>
<td>$830,000</td>
<td>4</td>
<td>2</td>
<td>1999</td>
<td>2,300</td>
</tr>
<tr>
<td>21827 Indep. School Rd</td>
<td>$880,000</td>
<td>4</td>
<td>3</td>
<td>1998</td>
<td>2,700</td>
</tr>
</tbody>
</table>

TOTAL SALES: 8
LOWEST AMOUNT: $565,000
MEDIAN AMOUNT: $890,500
HIGHEST AMOUNT: $1,018,000
AVERAGE AMOUNT: $875,875

OPEN HOMES

SATURDAY & SUNDAY MARCH 25th & 26th

<table>
<thead>
<tr>
<th>Address</th>
<th>Price</th>
<th>bedrooms</th>
<th>baths</th>
<th>year</th>
<th>square feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>B — 1-30 866 Elgin Street</td>
<td>$479,000</td>
<td>3</td>
<td>2</td>
<td>1991</td>
<td>1,595</td>
</tr>
<tr>
<td>A — 1-4 295 Vivian Drive</td>
<td>$660,000</td>
<td>2</td>
<td>2</td>
<td>1997</td>
<td>2,080</td>
</tr>
<tr>
<td>A — 1-4 13815 Vivian Drive</td>
<td>$649,000</td>
<td>3</td>
<td>2</td>
<td>2008</td>
<td>1,800</td>
</tr>
<tr>
<td>H — 1-4 26725 Ponderosa Drive</td>
<td>$955,000</td>
<td>4</td>
<td>2.5</td>
<td>1987</td>
<td>2,500</td>
</tr>
</tbody>
</table>

AGENT PHONE

<table>
<thead>
<tr>
<th>Agent</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>J. Rockcliff Realests</td>
<td>Kristy Peixoto 925-351-3366</td>
</tr>
<tr>
<td>Terry Martinez</td>
<td>Kristy Peixoto 925-351-3366</td>
</tr>
<tr>
<td>Kristy Peixoto</td>
<td>Lisa Ferraris 925-351-3366</td>
</tr>
<tr>
<td>Lisa Ferraris</td>
<td>Lisa Ferraris 925-351-3366</td>
</tr>
</tbody>
</table>

By Carl Medford, CRS
Special to the Forum

Current Counter Offers Confuse Buyers

There are many problems with this practice, including the fact it robs buyers of the ability to negotiate. It also removes the need for listing agents to provide due diligence and engage with buyer’s agents.

In the absence of specifics, buyers must guess. It flies in the face of best practices where listing agents take the time and effort to cull the best terms from all offers and combine them into a multiple counter which sets the bar for responses. Buyers thereby know the highest price and best terms and can exceed them with a counter of their own, if they choose.

There’s a deeper problem. To buy legit, a multiple counter needs concrete terms that can be accepted.

Chicken on Fire

2836 Castro Valley Blvd, Castro Valley
Diane Lee
949-910-1381 | dianelee0713@gmail.com

RECYCLE


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New ads, cancellations or ad changes: MONDAY BY 5:00 P.M. Call 510-614-1558 (Mon. - Fri., 9 a.m - 5 p.m.)

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  - Solar Thermal/Geothermal
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  - Lic. #104048
  - www.avant-gardeco.com

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  - 510-502-9336

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RENTALS/WANTED

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$25

$30, 10'. Computer desk w/hutch & chair. Some restrictions may apply. For more information, call Patrick at 614-1558.
**Mary Lou Terry**

Mary Lou Terry passed peacefully at home on March 10, 2017. Born January 9, 1934 in Phippsburg, Colorado to Rose and Daniel Davis, Mary Lou moved to San Francisco at 10 years old. She graduated from Castro High School in 1951.

Mary Lou married Allan Keith Terry on December 6, 1951, and celebrated 45 years of marriage until Allan’s death in 1997. In 1957, they bought their home in Castro Valley, where she lived for 60 years. Her sister, Carol, soon moved into the same neighborhood and, there, they raised their families together.

Mary Lou worked hard and lived life well. She retired from the Castro Valley School District in 1989. She treasured memories of life in San Francisco and the many vacations with family and friends. She loved the annual family picnic, and especially evenings in the backyard. In retirement, she enjoyed time with her grandchildren at home and especially at the family cabin in Donner Lake, where she spent her summers. She found joy in her flower gardens at home and the cabin. Mary Lou was blessed with a close family and lifelong friends. Most of all, she loved being a grandma and a great-grandma (GG).

She is survived by her children, Gary (Catherine) and Karen Price (Toni), grandchildren, Emily Terry (Ander), Dylan Terry and Jerry Price, her step-grandson, Cassidy Price; her sweet, little great-grandchildren, Dominic and Dean; brother, Clarence “Bert” Davis; sisters, Caroline (Bob) Gallegos and Jean; along with many nieces and friends.

Mary Lou will be greatly missed and forever have a special place in the hearts of those who loved her.

Family and friends will gather in her honor at her home on Sunday, April 9, at 2 p.m. For more information, please contact Karen at 510-825-5643.

---

**Emil Mladinich**

Emil Mladinich, a longtime resident of Cas- tro Valley, passed away peacefully surrounded by his children on March 21, 2017. He was a devoted family man and friend to many.

Emil was born in Cleveland, Ohio, the son of Slovakian immigrants, Michael Andrew Kernaso- vic and Ludmila Maciek. He was born the early years in Cleveland attending parochial schools and then graduating from Lincoln High School in 1944. At the conclusion of high school, Emil joined the U.S. Navy. He served in the military during World War II for two years. Upon his return from military service, Emil attended college at Kent State Univer- sity in Ohio. During his college career, he was a member of the Theta Kappa Pi fraternity. By way of his fraternity, Emil forged several relationships that would last throughout his lifetime. Emil ultimately received a journalism degree from Kent State University which manifested in a lifelong interest in newspaper journalism. After college, Emil’s people skills led him into the field of sales. Emil married Do- ward Davis in 1952, and they were blessed with a daughter, Candyse, a fifth-generation Bay Area native, was born in Palo Alto, California. Emil and his family relocated to California in 1965. Emil embraced the California lifestyle. He enjoyed a long and successful career in sales at the managerial level. Emil was an avid sports fan. He enjoyed viewing all levels of the sport of football.

For many years, Emil could be found on Friday nights helping out on the side- lines during football games at Castro Valley High School. He is also remembered for his devotion to the “Meet a Muslim” Event during football games at Castro Valley High School. He is also remembered for his collection of Hawaiian shirts and a straw hat.

Emil was a true sports fan. He enjoyed viewing all levels of the sport of football. For many years, Emil could be found on Friday nights helping out on the side- lines during football games at Castro Valley High School. He is also remembered for his collection of Hawaiian shirts and a straw hat.

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Exchange:
On Saturday In Oakland
continued from front page
or saved when dividing perennial plants.

“The exchange encourages gar-
deners to trade their excess with
others in their neighborhood,” said
Odette Pollar, founder of The Plant
Exchange. “People can take home
new plants for their yard and have
an instant new garden.

“This event simply couldn’t happen
without our many, many volunteers,
and friends such as the Alameda County Master Garden-
ers who help with plant identifica-
tion, along with the generosity
of the Grand Lake Ace Hardware.”

Begun in a front yard in 2007
with 75 participants, it has grown
to where some 3,500 plants, tools
and supplies now change hands
during its semi-annual events that
attract gardeners, landscapers, ur-
ban farmers and beginners.

The spring Plant Exchange
begins at 11 a.m. this Saturday,
March 25, with interactive gar-
denning demonstrations at 4500
Lincoln Avenue in Oakland. The
exchange opens at noon and con-
tinues until 4 p.m.

Gardeners may drop off dona-
tions now. For more information
call 510-866-8482 or contact:
theplantschange@yahoo.com
or visit www.theplantschange.com

PG&E: Gas Prices Have Skyrocketed
continued from front page
plere one,” said Marcel Hawiger of
TURN in a press release. “PG&E’s
gas transportation rates, reflecting
prices that are fully under PG&E’s
control, have skyrocketed.

“When I started working on
natural gas issues back in the early
2000s, the rule of thumb was that the
‘procurement’ and the ‘trans-
portation’ rates were each about
half of the bill. Today, the trans-
portation rate, which is wholly
controlled, is more than two-thirds of
the total rate.”

Prices Have Skyrocketed
continued from front page

PG&E:

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CASTRO VALLEY SPORTS SCHEDULE
BADMINTON
Thur., March 23, 4:00 p.m. OHHS vs. San Lorenzo at CVHS

BASEBALL
Wed., March 22, 4:00 p.m. JV vs. Hayward at OHHS
Wed., March 22, 4:00 p.m. Varsity vs. Hayward away
Fri., March 24, 4:00 p.m. JV vs. Encinal away
Fri., March 24, 4:00 p.m. Varsity vs. Amador at OHHS

BOYS GOLF
Tues., March 28, 3:30 p.m. OHHS vs. Berkeley and Encinal at Monarch Bay

SOFTBALL
Wed., March 22, 7:00 p.m. Varsity vs. O’Doul at CV Community Center
Fri., March 24, 4:00 p.m. Varsity vs. Amador at OHHS
Fri., March 24, 2:00 p.m. JV participating in tournament at James Logan
Sat., March 25, 2:00 p.m. JV participating in tournament at James Logan
Tues., March 28, 6:00 p.m. JV vs. Amador Valley at OHHS

SWIMMING
Wed., March 22, 3:30 p.m. OHHS vs. Amoyo and Mt. Eden at OHHS

TRACK
Wed., March 22, 3:30 p.m. OHHS vs. San Leandro & Hayward at Burrell Field in St.
Sat., March 25, 9:00 a.m. OHHS participating in the CV Invitational at OHHS

BOYS VOLLEYBALL
Thur., March 23, 4:00 p.m. OHHS vs. San Leandro away
Tues., March 28, 6:00 p.m. OHHS vs. Berkeley at OHHS

CASTRO VALLEY TENNIS RESULTS
Hayward at CVHS, Thursday, March 16

CVHS, Hayward 2
SINGLES:
1. Leon Chen (CV) - R.J. Mindanao 6-4, 6-4
2. Scott Coleman (CV) - James Mindanao 6-0, 6-0
3. Peter Mana (CV) - Amiri Shif 6-0, 6-0
4. Alexander Long (CV) - Adrian Sanchez 6-1, 6-0

DOUBLES:
1. Thomas Wu / Tony Guigg (CV) - Alberto Gallegos / Fernando Izquierdo 6-0, 6-1
2. Abram Cruz / Raman Baraza (H) - Ethan Kwong / Monav Aulakh 7-5, 6-1
3. Taww Mudd / Diego Zaula (H) - Sahil Khan / Eric Moore 6-4, 5-7, 10-8

CVHS at Piedmont, Tuesday, March 14
Piedmont 5, Castro Valley 2
SINGLES:
1. Timothy Wu (CV) - Rohan Swastava 6-1, 6-0
2. Edward Wang (CV) - Canon Breeder 6-1, 6-2
3. Nathan Avguyen (P) - Roi Gheva 6-2, 6-2
4. Matt Chan (P) - Alex Lew 7-6 (5), 6-1

DOUBLES:
1. Tony Li / Orinshi Chang (P) - Gabe Piern / Dustin Fring 6-0, 6-2
2. Will Wolfe / Kaji Fries (P) - Brendan Soo / Leon Chen 6-1, 3-6, 7-6
3. Cale Leist / Kai Zimmer (P) - Scott Coleman / Ashir Gupta 6-1, 6-4

Bay-O-Vista
Family Fitness, Gym, Swim & Tennis Club, Inc.
1881 Astor Dr., San Leandro, Castro Valley
MEMBERSHIPS NOW AVAILABLE!

$9.95/month. Enrollment specials.

CASTRO VALLEY INDEPENDENT SPORTS LEAGUE
Youth Baseball and Flag Football Programs
www.CVSPORTSLEAGUE.org

$9.95/month. Enrollment specials.
**Reports:** Public Intoxication; Family Member Assaulted

**continued from page 3**

paraphernalia, illegal amounts of a controlled substance. The woman was also wanted as part of a warrant for her arrest. Deputies stopped the woman for questioning in front of a convenience store on Redwood Road near Wilson Ave. The woman was taken to Santa Rita Jail pending $10,000 in bail.

Too Much Celebrating

Wednesday, March 15: at 11:31 p.m., a 49-year-old man from Castro Valley was arrested on suspicion of public intoxication. The man also had a warrant issued for his capture. Deputies spotted the man hanging outside a business on Castro Valley Boulevard near Park Way and remembered the man’s face from a previous arrest. The man failed his field sobriety test and was taken to Santa Rita Jail pending $10,000 in bail.

**Family Member Assaulted**

Wednesday, March 15: at 2:45 a.m., deputies arrested a 22-year-old woman from Castro Valley on suspicion of assault on a family member. An anonymous tip about a loud argument sent deputies to a church parking lot on Lake Chabot Road near Chrisbreon Lane. There, they handcuffed the woman and took her into custody. The victim was treated at the scene.

**Drugs in Pocket**

Tuesday, March 14: at 4:11 p.m., a 53-year-old woman from Castro Valley was arrested on suspicion of possession of illegal narcotics and drug paraphernalia. Deputies stopped the woman for questioning in a parking lot on Redwood Road near Grove Way. There, they discovered the woman had an active warrant issued for her capture. The woman was taken to Santa Rita Jail pending $10,000.

**Breaking and Entering**

Tuesday, March 14: at 12:34 a.m., deputies arrested a 41-year-old man from Pleasanton on suspicion of breaking and entering an abandoned home on Grove Way near Gary Drive. The man also had a court-issued warrant outstanding. Deputies were tipped off by anonymous tip. They handcuffed the man and took him to Santa Rita Jail pending $2,500 in bail.

**Measure G Bonds At Work**

The Castro Valley School District recently issued $53 million of Measure G bonds, which will fund the first phase of projects at sites throughout the district. The bonds were issued with a combined interest cost of approximately 3.9%.

At the same time, the District refinanced approximately $11.5 million of outstanding bonds. The financing will close on March 29. The refinancing will save property owners more than a million dollars over the next 9 1/2 years, according to the district.

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