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KENSINGTON OUTLOOK

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NOVEMBER 2024 A PUBLICATION OF THE KENSINGTON COMMUNITY COUNCIL VOLUME 82 NUMBER 10

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By Linnea Due

All the events on a gorgeous Sunday in October—the Kensington Community Council’s picnic, Friends of the Kensington Library’s book sale, and the Arlington Community Church-sponsored Blessing of the Animals—combined to create the magic that makes Kensington a unique treasure. Before the start of the October 20 picnic at the Community Center, crowds gathered to listen to the Korematsu Jazz Band. The raising of the flag by Scout Troop 100 was accompanied by a haunting “Star Spangled Banner” by Korematsu teacher and band leader Tiffany Carrico that silenced the crowd. People lined up to buy tickets for hotdogs, hamburgers and veggie burgers cooked on the grill. The picnic was kid-heavy, and soon the bubbles were flying everywhere, the Space Coasters were playing hits of the past, and volunteers like police district president Dave Spath were having a blast handing out fresh-cut apple slices to children barely able to contain themselves. Up the hill, at the Kensington Park meadow, Reverend Jen Chapman performed a group Blessing and then individual Blessings to around thirty dogs and one cat (see story on page 4). Thank you to all the volunteers and participants who made this day so memorable.

Ridgeline Presents Stand-Alone Analyses of Police, Fire

By Linnea Due

Last December, the Kensington Police Protection and Community Services District (KPPCSD) voted to engage Dmitry Semenov, principal of Ridgeline Municipal Strategies, to provide a fiscal analysis of the district, provided that the Kensington Fire Protection District (KFPD) do the same. The cost would be split between the two special districts. The KFPD engaged Semenov in January, and the firm set to work on fiscal analyses of the two districts as stand-alone entities. Now those reports are finished and presented to the two boards, upon which Ridgeline has turned its attention to a fiscal analysis of the two districts reorganized into one special district.

Commonly called consolidation in Kensington, the reorganization of the two districts into one has been a contentious topic for decades. Supporters believe a single governing body and administration would lower costs and improve efficiency. Critics ask for proof and fear that a single board of five citizen volunteers cannot manage the weight of all they would oversee: the KFPD’s fire and emergency medical response combined with KPPCSD’s already heavy load of police, garbage, and the parks, which includes park buildings and recreation in addition to the Community Center. They point out that both district meetings are already hours in length and sometimes adjourn with agenda items

See Ridgeline Report, Page 6

Kensington and Beyond Update

November 2024



NEWEST LISTING | 24 Highgate Court Kensington
4 BR | 4 BA | Includes Attached ADU
OFFERED AT: \$1,998,000



COMING SOON | 2027 Harper Street El Cerrito Hills
4 BR | 2 BA
Price being finalized
To view online visit: 2027harper.com



SOLD | 1015 Havens Place El Cerrito Hills
Main House: 5 BR | 3.5 BA
Attached: 2 BR | 1 BA | Guest Quarters
SOLD PRICE: \$1,800,000
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PENDING | 669 Oberlin Avenue Kensington
3 BR | 3 BA
OFFERED AT: \$1,298,000
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With the holidays approaching, my thoughts turn gratefully to those who have made my success possible. I wish you and your families the happiest of holidays! It has been my privilege to serve you. I have been serving Kensington and the surrounding areas for over 40 years, specializing in Residential Real Estate and Trust sales. Real Estate has always been my chosen profession.

If you are interested in knowing the value of your home or what is required to sell a home in this market, call me. The appointment is confidential and complimentary.

Ruth Frassetto, CRS | 510.697.8606 | ruth.frassetto@compass.com | DRE 00779030



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Kensington Market Update

AUGUST - PRESENT 2024 10 Closed Sales Median List Price: \$1,345,000 Median Sales Price: \$1,530,000 Median Sq. Ft.: 1920 Average Days on Market: 14 Median Cost Per Sq. Ft. List Price: \$698.22 Sales Price: \$798.40	AUGUST - OCTOBER 2023 5 Closed Sales Median List Price: \$1,049,000 Median Sales Price: \$1,725,000 Median Sq. Ft.: 1724 Average Days on Market: 15 Median Cost Per Sq. Ft. List Price: \$670.13 Sales Price: \$944.44
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Are you considering selling your home this season or preparing to sell in the Spring? Here is my winning formula: Prepare, Price, and Promote...

Prepare

Paint, make necessary repairs and/or upgrades, Declutter, and clean. Have your home professionally staged. Visit some open houses to evaluate how your home stacks up to your competition, it can be enlightening.

Price

Determining the right listing price is crucial for attracting potential buyers and maximizing the value of your home. Proper pricing based on a careful market analysis ensures a competitive edge in this market. The trend in the East Bay is to price to entice, attracting many buyers and multiple offers.

Promote

Effective promotion is essential for reaching a wide audience of potential buyers utilizing professional photography, online listings, open houses, and targeted marketing strategies to generate interest and drive offers for your home. I don't just target buyers I target agents, they are the ones looking out for their buyers.

My goal is very clear, to help you reach yours.

Compass has a Concierge program that allows a seller to prepare their home without going out of pocket. It is an equity advance that is paid at the close of escrow. No points and No interest. No upfront costs! If you wish to know more call me.



I am thankful for you!
Happy Holidays, Cheers!

RUTH FRASSETTO, CRS
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Scholarships Available for Health Professionals

By Anne Yau, United Health Foundation

Experience shows that when patients receive care from health providers who speak their language or understand their cultural needs, they are more engaged. This can lead to better health outcomes, as patients feel safe and trust their health care providers.

A young woman, inspired by her mother's journey from Haiti to America and her dedication to caring for her grandfather with prostate cancer, decided to pursue a career in nursing. She is determined to advance her career by focusing on maternal and infant health, areas where significant health disparities persist.

She is supported by the United Health Foundation's Diversity in Health Care Scholarship program. The scholarship is available to historically underrepresented health professionals, helping them advance their clinical degrees or credentials. If you or someone you know is a health care professional, encourage them to apply for a \$3,200 scholarship at <https://scholarshipamerica.org/unitedhealthfoundation/>

The Kensington Community Council is dedicated to the improvement, development, and education of the community, and to the promotion of social welfare in Kensington. It enriches the community by providing educational and recreational programs for all ages and by publishing the Outlook, a monthly newsletter that covers local events and issues. KCC also provides a forum for all Kensington community groups to meet and coordinate their respective efforts toward the common good of the community.

DECEMBER - 2024 DEADLINES
Advertising Deadline ❖ NOV. 8
Editorial Deadline ❖ NOV. 10

Opinions expressed in Letters to the Editor are those of the writers and do not reflect the opinion of the Outlook, its editor, or the Kensington Community Council. Letters must be signed and include the resident's phone number and address (which will not be printed). Letters 350 words or under will appear in the print edition (space permitting). Any letter over 350 words will be printed in the online edition only. Publication of letters and articles is subject to space and the editor's discretion. Obituaries of Kensington residents are printed without charge. All material must be received by the 10th of the month preceding issue date; submit by email to editor@kensingtonoutlook.com. No press releases or PDFs; Word documents or text in the body of an email are acceptable.

Use one space, not two, after all periods.

KENSINGTON OUTLOOK

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ALMA KEY
PUBLISHER

KENSINGTON COMMUNITY COUNCIL
59 Arlington Ave, Kensington, CA 94707-1307
Published ten times a year by the nonprofit Kensington Community Council. (Monthly, except for the combined July/August and December/January issues.) Available online at www.KensingtonOutlook.com. Non-Kensington residents can subscribe by mail for \$10 annually.

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Letters to the Editor

Save the #7 Bus

Dear Editor:
I urge Kensington residents to ride the #7 AC Transit bus. This convenient bus goes both north and southbound through Kensington, every half hour, between the hours of 6am-10pm, seven days a week.

But not for long!
In early October, the AC Transit Board of Directors approved the Realign Plan. This transit design, which will take effect March 2025, cuts the #7 bus from once every 30 minutes to once every 60 minutes.

The strongest argument for not cutting the #7 would be if the ridership increased greatly in the next four months. Ride it while you can! Want to join a quick Zoom brainstorming session on Nov. 7 at 7pm on how to increase ridership of the #7? Email me at joannapace4@gmail.com.

Ride the 7, and urge your friends, family, neighbors and colleagues to give it a try!

Joanna Pace

KPD Substation a Benefit

Dear Editor:
I want to commend Kensington Fire Protection District Director Julie Stein for her logical, practical and potentially cost-saving suggestion in the October Outlook to make part of the first floor of the Public Safety Building available to our police department for a substation. It would be of great benefit to Kensington for the citizens to be able to interact with our excellent police officers at a location in Kensington. I hope both boards will follow up on this suggestion.

Vida Dorroh

Bringing Police Back to Kensington

Dear Editor:
Yet another potential obstacle has been averted in the hopeful path of using the expensive seismically retrofitted first floor in the Public Safety Building to house both Kensington's fire and police, the critical first responders who we count on to save our lives in a disaster or crime event.

Last month, I wrote a letter exposing a recent fire board decision to hire remote staff and consultants, effectively leaving the expensive 1,025 sq. ft. space adjacent to the apparatus bay largely vacant. How expensive is this space? The "Revised Project Budget" on October 16 is up to a whopping \$9,731,964. The space that could be used to house a police substation for patrol operations and local recordkeeping is 25 percent of the total building space, with a pro-rated cost estimate of \$2,432,991. That is a phenomenal cost for Kensington taxpayers to bear for what is presently slated to be a substantially vacant space.

Fortunately, now we can get back on the path. At the October meeting, the fire board dismissed a proposal to use that \$2.43 million space to hold monthly fire board meetings in favor of continuing the use the newly renovated Community Center with its easy access and ample parking.

So, what is our next move? Two fire board directors, Jim Watt and myself, will put an item on the November fire board meeting agenda to seriously discuss leaving the 1,025 sq. ft. space on the first floor as unfinished and uncommitted as possible in order to preserve every option to use that space to house a meaningful component of police operations in the heart of Kensington.

Why is this so important? With a multi-million-dollar concept under investigation to build a new police station on an extremely challenging site south of the library, it could take years to locate Kensington's police department to that site, if ground can even be broken there. A substation on the first floor of the PSB is the only feasible prospect at the moment to bring our police back to Kensington as soon as possible.

Julie Stein, Kensington Fire Protection District director

Paving Paradise

Dear Editor:
As the police board moves ahead with plans to build its "police palace" in the "open space" portion of Kensington Park, they are setting a precedent of nullifying the election returns of March 1995, when 70.3 percent of the vote was cast specifically to purchase and retain the unbuilt area on the Arlington, south of the library for open space, as part of Kensington Park.

I have encountered this before, folks who think any unbuilt property is secretly clamoring for a building and a parking lot, and I do not agree with this point of view. I would much rather the police utilize some of the space on the first floor of the new fire building for a substation, as a means of maintaining a police presence in Kensington, and continue to utilize the portable in El Cerrito, which is serving them so well.

This would be a huge financial savings for Kensington, as well as preserving our park.

Ciara Wood

Let All Be Heard

Dear Editor:
Ahh, a warm and peaceful day in lovely Kensington. Until I found my foot-square election sign I had posted several days earlier ripped from our fence and littered in eight pieces ("pieces of hate"...a hint of Kristallnacht?). I'd already had a sorry apprehension that my America Matters with Trump Advance sign might somehow be vandalized. In what manner and how soon were questions for ignorance to answer. That so many are just sick and fearful of all the dangerous censoring and cancelling explains to me, at least, why so many support Trump. Regardless, let all American points of view be heard and seen respecting person and property. Or, tyranny.

Dick Riemann



Town Hall Meeting as Packed as the Agenda

By Sylvia Elsbury
More than 90 Kensington residents filled the Community Center on Saturday, October 19, to hear a Town Hall presentation on local issues by speakers assembled by the Kensington Improvement Club (KIC) and the Kensington Property Owners Association (KPOA). KIC President Linda Lipscomb explained that this event replaced an election-year candidates' forum, as the expiring terms for special district directors were filled by appointees and one incumbent, Sylvia Hacaj, with no challengers. An additional 55 residents watched on Zoom.

In his welcome remarks, KPOA President Rob Firmin noted that the recently mailed Kensington Directory contains a number of errors, and urged residents to view corrections at www.kpoa.net. KPOA has produced the popular directory for many years, and provides it free of cost to every household in Kensington.

Citizens attending included Ed Wann, a nine-year resident "trying to get in touch with what's going on" in Kensington at his first-ever Town Hall meeting. Tansy Robinson, who lives near the Blake Garden, hoped to find help with fuel reduction to reduce wildfire risk and wanted an update on the Public Safety Building. A resident of Stanford Avenue for the past 48 years, Dagnija Peterson said she "voted in 2022 to bring the police back to the Public Safety Building" and stated that police on patrol are seen less often with the Kensington Police stationed on San Pablo Avenue in El Cerrito. Her concerns were echoed by Ildiko Sanford, 57-year resident, who said of the police, "Where are we going to put them?" Written questions like these were addressed by the panelists.

The first speaker (via Zoom) was consultant Dmitry Semenov, hired by Kensington's two special districts to assess their financial prospects over the next ten years. This project was undertaken pursuant to combining Kensington's two districts into one, a move long championed by KPOA. Semenov's analysis of the Kensington Police Protection and Community Services District (KPPCSD) shows the district "breaking even" for ten years, if they stay within their budget for each year. (See Ridgeline story, front page.) Providing current services is possible, but anything more will require additional funding. Of the Kensington Fire Protection District (KFPD), Semenov said "the fiscal situation is much stronger," with an annual surplus of \$900,000 expected.

Semenov noted his next step is to study and project the financial outlook for a potential combined district that would provide police services, parks, community services, fire services and emergency medical response. This analysis is well underway, and Semenov expects to present it to each board in November.

Also presenting via Zoom was David Aranda, now in his twenty-first month as interim general manager of the KPPCSD. He led with a hot topic: a proposed police station on Arlington Avenue south of the library. "The board is in agreement that they would like to have this building," said Aranda, before moving on to the subject of the department itself. Aranda described KPD's officers as committed to "being present, protecting, understanding and assisting" Kensington's residents. He encouraged residents to read Police Chief Mike Gancasz's monthly reports (in board agenda packets at www.kppcsd.org). Aranda invited citizens to contact him via email (daranda@kppcsd.org).

Next on the program was Mary Morris-Mayorga who, as general manager of the KFPD, reported on the status of the Public Safety Building remodel. Morris-Mayorga emphasized the complexity of the project, which is "near the finish line." An open house for the public will be scheduled soon. She followed up on Semenov's earlier report, commenting that his analysis highlighted the fiscal resilience of the fire district. The district's projected annual surplus funds should go toward "infrastructure and fire risk mitigation," said Morris-Mayorga.

When Supervisor John Gioia took his turn as speaker, the program took a welcome dive into details, with Gioia covering a lot of ground in his brief presentation. Starting with the issue that's top of mind for most, he reported that revenue raised by Measure X has reopened some closed fire stations in the county and is funding fire risk reduction through vegetation management.

Gioia reported that the Kensington Paths working group has distilled its goal to seeking public ownership of three paths. It hasn't been decided who will take ownership—the county, KPPCSD, or a combination of the two. There's a proposed new tree ordinance for Kensington that creates an arbitration board and provides clear guidelines for the process by which property owners can protest a neighbor's trees. Not only view obstruction, but also the flammability of trees is now considered. Supervisor Gioia's website has details. Before taking questions, Gioia closed with a crowd-pleaser, noting that road conditions will improve next summer when the county undertakes a community-wide "slurry seal" of road surfaces, last done ten years ago.

The news was not so good from the next speaker, insurance broker Chris Clark. He reported that insurers are tightening standards for roofing and wiring, for example—and said homeowners should consider addressing deficits preemptively. Clark warned that the FAIR plan is meant to be the option of last resort and should not be viewed in any other light. And when it comes down to FAIR coverage, Clark said coverage is not complete without the addition of a Difference in Conditions ("DIC") plan.

Optimism was restored when the next speaker, Johnny Valenzuela, introduced the subject of Firewise USA, and reported that this program is growing fast in Kensington. Valenzuela, the KFPD's emergency preparedness coordinator, received "a huge shout-out for getting Firewise off the ground in Kensington," from another speaker, Alan Siegel. A resident who lives on the ridge at Kensington's eastern border, Siegel urged citizens to become "resilience influencers" in their neighborhoods. Is there a juniper bush in your front yard? If so, you might not even get out of your own house safely, said Siegel, who emphasized the importance of leading by example (e.g., highly flammable juniper to the green waste bin, stat!). Siegel and Kensington resident Kay Blonz described steps they took to create Firewise communities. Email Johnny Valenzuela at prepare@kensington-fire.org.

Closing out the program was a lively update on the Kensington Library. Librarian Jenny Rockwell reported that only 33 percent of Kensington's residents used a library card in the past year...shame on us! If books won't get you there, consider the enticing free digital offerings Rockwell mentioned: online Wall Street Journal and New York Times, streaming services Kanopy and Hoopla, e-books, ancestry.com, Rosetta Stone and more. Rockwell assured the audience that drop-in tutorial service is cheerfully provided, to help users navigate these digital resources. She also mentioned that the library's meeting room is available for community groups, and that local artworks are in constant rotation, with a wait list for exhibitors. If you're looking for a new way to volunteer, consider the library—or Friends of Kensington Library, which funds programs popular with both kids and adults.

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September Police Log

- Sept 1: Officers responded to a rollover collision with injuries on Arlington Avenue.
- Sept 3: Officers responded to a report of license plate theft on Berkeley Park Blvd.
- Sept 4: There was an auto burglary report on Coventry Road. The victim identified the suspect, and the investigation is ongoing.
- Sept 6: Officers responded to a hit-and-run collision on Arlington Avenue. The investigation is ongoing.
- Sept 12: Officers contacted a person on Grizzly Peak Blvd who was a fugitive with an active warrant from Siskiyou County. The suspect was arrested and transported to the Martinez Detention Facility without incident.
- Sept 15: Officers were dispatched to a suspicious circumstance detail on Arlington Avenue.
- Sept 16: Officers responded to a parking complaint on Yale Avenue, and a vehicle with an expired registration for over nine months was impounded.
- Sept 19: Police were dispatched to Coventry Road for a vehicle tampering detail.
- Sept 21: Officers assisted El Cerrito PD with a photo line-up during an active investigation.
- Sept 22: Officers responded to a commercial burglary on Arlington Avenue. Using Flock community safety cameras, officers identified the suspect vehicle and license plate. The investigation is ongoing.
- Sept 23: Officers responded to a report of license plate theft on Berkeley Park Blvd.
- Sept 24: Officers responded to Willamette Avenue/Highland Blvd for a suspicious person detail. The suspect was contacted and identified, and no further action was taken.
- Sept 30: Officers responded to the area of Purdue Avenue for a report of a possible assault. A report was taken, and the investigation is ongoing.

A Love Letter to Her Kids

By Linnea Due

First-time children's book author Katrina Mangan wrote her book, *If My Love Were a Letter, It Would Be U* for her family. Now, with illustrations by Kiran Akram, the book is out in the world.

"Honestly, it was not written for public consumption," Mangan joked. "I wanted to write it for my kids." Mangan's daughter is in second grade at Hilltop Elementary and her three-year-old son is in the Neighborhood preschool program, also at Hilltop.

The book is a series of rhymes about love. For example, "If my love were a song, it would be the most cheerful one you've heard/It would make you shake your booty and sing along to every word."

Mangan was interested in how to describe something intangible. "I wanted to find a way to express the gravity of that feeling to them," she said.

She found her illustrator through a local printing company. "I didn't know her," Mangan said of Akram. "And that was a learning process. I didn't realize the amount of guidance an illustrator would need. It took almost a year to finalize that process." The figures are loosely based on her kids' features.

The most daunting part for Mangan was not looking for a publisher or dealing with illustrations or the print process: it was feedback from kids. "When I got my first proof, I brought it to my daughter's first grade class to read. That was scary—kids have no filter. But they were really engaged and asked questions, and that's the thing that really brings joy."

She did the same with her son's preschool class. She wasn't sure what to expect as the kids were so young. But they focused on a hidden element in the illustrations: a paw print meant to represent Clooney, the family's lynx point Siamese. "The prints are an homage to our cat," Mangan said. "They caught right on to the hidden print. Every time I turned the page, they would look for the print. And that kept them fully engaged. I felt like that itself was a victory."

Mangan said that writing is "not my 9-5." She provides compliance services for pharmaceutical companies, which leaves little room for creativity. "Finding creativity outside of that was really the genesis" of the undertaking, she explained. Now that she's had that experience, she's working on a new project, a 12-book series centered on a bunch of adventurous bananas.

If My Love Were a Letter, It Would Be U is available at Jenny K Gifts on Stockton Avenue in El Cerrito and on Amazon.



KENSINGTON K-9s

Lions and hotdogs and unicorns, oh my! The Blessing of the Animals
By Winston Churchill, Bulldog

A motley menagerie of Kensington K-9s turned out for the annual Blessing of the Animals hosted by the Arlington Community Church. As part of the Kensington Community Council's annual picnic, this year's Blessing was especially spirited for Halloween.

The event kicked off with a pet parade featuring two dozen dogs and one very calm cat. Schuyler, a domestic short hair cat, wasn't in costume, but this beautiful black cat was perfectly spooky for Halloween.

The costumed canines included pumpkins, hotdogs, dinosaurs, unicorns, and sushi. Each companion animal was introduced by their human. I learned about my remarkable neighbors: rescue dogs, therapy dogs, emotional support animals, and all around very good boys and girls.

The colorful crew gathered for a communal blessing from Rev. Jen Chapman. As we soaked up the warm autumn sunshine, she reflected upon how companion animals nurture their families emotionally and help them become better humans on earth. Rev. Chapman wished that we would live long, healthy lives, enjoying days filled with joy, that we would continue to bless our families. She hoped that humans could learn to love as openly and generously as pets.

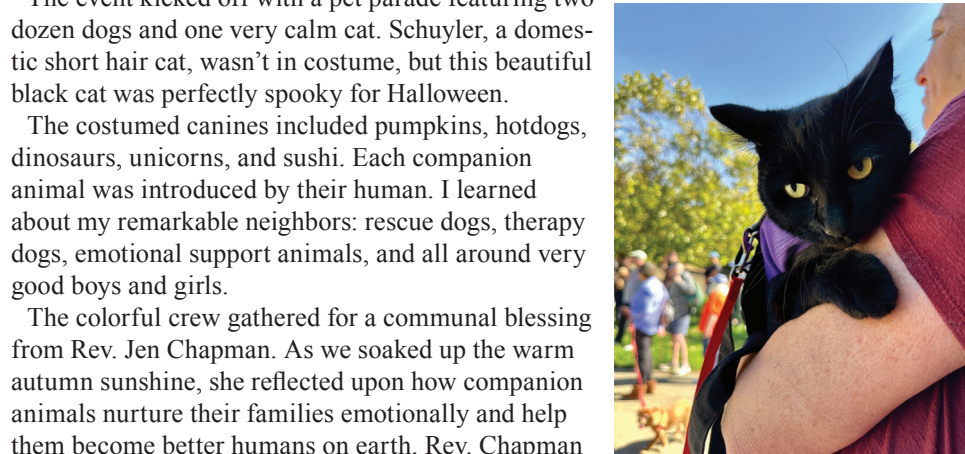
Then we had individual blessings. This cowardly little lion wished for good health. Henry, a three-year-old Pit Bull mix dressed as a pumpkin, was having fun at his first community event. For his individual blessing, Henry's mom said he was hoping for more scrumptious salmon and endless play time with other dogs.

A few participants gathered for a group photo before gleefully removing their costumes to run and play on the lawn. Artistic dogs participated in the pumpkin-painting activity, taking home their paw print pumpkins. Woof, a six-year-old Bernese mountain dog, proudly showed me her artwork.

Penny, a five-year-old Cockapoo was attending her first Blessing with her year-old sister and parents. Penny's mom grew up attending Blessings of the

Animals with her parents and grandparents; she was eager to continue the tradition and bring Penny to her first community event. Denali, a three-year-old Bernedoodle dressed as a dinosaur, was excited about meeting more local dogs and reveling in the fun of a small, close-knit community.

Feeling so blessed and intrigued by barbeque aromas wafting past, we headed down the hill to the community picnic.



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55 Arlington Ct	TTL Team - LISTING AGENTS REALTORS® # 9309437, 1469906, 2081605	\$1,925 M	4/3	2,603	OFF MARKET	-
59 Norwood Ave	TTL Team - LISTING AGENTS REALTORS® # 9309437, 1469906, 2081605	\$1.42 M	4/2	1,648	29%	14
207 Colgate Ave	Lederer Team - LISTING AGENTS REALTORS® # 13145197	\$1.3 M	4/2	1,609	6%	13
243 Stanford Ave	Stacey Merryman & José Fernández - LISTING AGENTS REALTORS® # 1353359, 1448191	\$1.46 M	4/2	2,417	5%	11
	Negar Souza & Feri Niroomand - BUYER AGENTS REALTORS® # 1705667, 811861					
25 Windsor Ave	Simon Black - LISTING AGENT REALTOR® # 930847	\$1.685 M	3/2.5	1,680	12%	12
	Negar Souza & Feri Niroomand - BUYER AGENTS REALTORS® # 1705667, 811861					
32 Kerr Ave	Corey Weinstein - BUYER AGENT REALTOR® # 1362059	\$2.425 M	5/3	3,413	21%	48
111 Arlington Ave	Gabriela Neagu - BUYER AGENT REALTOR® # 2011658	\$1.32 M	3/2	1,888	6%	24
21 Highland Blvd	Negar Souza & Feri Niroomand - BUYER AGENT REALTORS® # 1705667, 811861	\$1.1 M	4/2	2,205	26%	10
29 Westminster	Sheri Madden - BUYER AGENT REALTOR® # 1228854	\$1.225 M	2/1	1,246	2%	9

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Passings

Carol Lynne Green-Lloyd passed away on September 25, 2024, at the age of 79. Carol was diagnosed with a rare blood cancer in 2015, which progressed into leukemia. She died peacefully in Walnut Creek, surrounded by loved ones, including her two daughters, sister, and son-in-law.



Carol was born in August 1945 to Kenneth and Genevieve Green in Royal Oak, Michigan. She was one of four siblings with Harold, Laurie, and Rick. Carol graduated from Royal Oak Dondero High School in 1963 and received an associate's degree from Eastern Michigan University.

In 1974, Carol met her husband, Tony Lloyd, while working at Michigan Bell Telephone Company. Carol and Tony transferred to Pacific Bell in San Francisco a few years later. They were married in Hawaii in May 1978 and then settled in Kensington where they lived for over 30 years.

Carol was a dedicated member of Arlington Community Church and active in her community. She participated in Arlington Community Church's Board of Deacons, taught Sunday School, and participated in the church's volunteer work with the homeless. Carol was also creative and loved artistry. She quilted, sewed Easter and Halloween costumes for her daughters, knit scarves, and learned to weave in her later years.

Carol returned to Michigan regularly to visit family. She loved to spend time "up north" at the cottage her father built in Wolverine. After Tony's passing, she moved to Walnut Creek to be closer to her daughters and granddaughter, Emma. Her beloved labradoodle, Benny, was her constant companion.

Carol was predeceased by her parents, older brother, niece, and loving husband. She is survived by her two daughters, two siblings, son-in-law, granddaughter, nieces and nephews as well as great-nieces and nephews and countless friends who felt her warmth and generosity.

In lieu of flowers, contributions can be made to Cantare Con Vivo, a cause deeply important to Carol. Website: <https://www.cantareconvivo.org/> 2619 Broadway, Oakland, CA 94612

Free Book Binding Workshop November 14

By Jacob Day, ACC administrator

Come have some creative fun. Elena Caruthers has studied calligraphy and book binding for 15 years and has offered to conduct a free workshop on binding little books for the community. These little books could be used for both personal gifts and as charitable gifts. If we can't stop making them, we can send them to a shelter. They measure about 5.5" x 4.25" and can be very simple or decorated. In the workshop, we'll start with a simple book with pamphlet stitch. There are fancier stitches to learn as well if we have time and interest. Supplies will be provided.

The workshop is November 14, 2pm, in the Social Hall at Arlington Community Church, 52 Arlington Ave. Please RSVP to the church office (510) 526-9146 if you plan to attend, so supplies can be provided.

What to bring? Yourself, curiosity and enthusiasm. If you have a piece of artwork you'd like to use to decorate the cover, bring it along—but most of the time we'll be stitching. More decorating can be done at home. Questions? Please email Elena at elena.caruthers@gmail.com.



Lucy Montana Concepcion and Giorgia Rossi take a break from hot dogs for a quick hug at KCC's Movie Night. Photo by Marion Henon.

Movie Night More Popular than Ever

By Marion Henon

Once again, Movie Night in Kensington Park on September 21 was a huge success. As the sun started to set that Saturday evening, more and more folks arrived at the park with blankets and lawn chairs, bundled up for the foggy evening, to watch Wonka on the large portable screen. Volunteers, including the Kensington Community Council and friends, served grilled hotdogs, popcorn, and cocoa, all at affordable prices. Ice cream treats included non-dairy flavors from Mr. Dewie's, an event sponsor. Thanks also to the TTL (Todd-Tania-Lisa) Red Oak Realty team, which sponsored the event and cheerfully manned the popcorn station. Kids lined up at the concession stands and mostly used Apple Pay for their purchases, an interesting generational shift. Kensington police officers were on hand, passing out stickers for the kids. Asked if they expected any trouble, the answer was a definite no. It was all told a wonderful evening.

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Donner Party, Watercolors

By Jenny Rockwell

Enjoy free programs offered by the Kensington Library at 61 Arlington Avenue. Call 510-524-3043 with questions.

Tues, Nov. 5, 6:30pm Friends of the Kensington Library Open to all Kensington residents.

Tues, Nov. 5, 6:30pm Castoff's Knitting Club Meets on the 1st Tuesday of each month. Open to all levels of knitters. Bring your own yarn!

Tues, Nov. 5, 19, 4-5pm Read to a Dog Join us and a licensed therapy dog for a 15-minute reading session every first and third Tuesday afternoon. Drop-in sign-up starts 15 minutes before the read session.

Tues, Nov. 5, 12, 19, 26 6:30pm Family Storytime Lots of picture books, songs, rhymes, and fun! Stuffed animals & pajamas welcome.

Sat, Nov. 9, 2pm Yesteryears: A Golden State History Book Club In partnership with the Kensington Public Library, the El Cerrito Historical Society is launching Yesteryears, a book club about the Golden State's past. At our first meeting, we'll be discussing Daniel James Brown's meticulously researched, bestselling page-turner, *The Indifferent Stars Above: The Harrowing Saga of the Donner Party*.

Sat, Nov. 16, 11:15-12pm Math Club Are you in grades 3-6? Perfect! Math Club is for you. Each meeting will cover a different math topic using puzzles and activities. The club will expand on math concepts students are already learning at school in a fun way.

Wed, Nov. 20, 2-5pm Cloth Produce Bag Sewing Circle Join the Kensington Seamsters Union, local 94707 in transforming donated natural fiber fabric into bags, which will be given out for free at the Kensington Farmers' Market. We need you to help measure, cut, iron, sew and thread drawstrings—and create community.

Mon, Nov. 25, 6:30-8pm Kensington Library Book Club The club meets online via Zoom, usually on the fourth Monday of each month. The selection for November is *Drive Your Plow over the Bones of the Dead* by Olga Tokarczuk.

Through Nov. 20, Watercolors by Kate Weese Come visit the library to see the art exhibit of watercolors by Kensington resident Kate Weese: katebweese.com

Ridgeline Report

...from Front Page

carried over to the next meeting.

The issue caught fire again when the KFPD determined there was no room for the police department in its renovated Public Safety Building (PSB). Anger spread when it became obvious that the police had nowhere in Kensington to go. The department now rents a space in El Cerrito, and the police district is examining options including building a 3,000-square-foot police station on park land along the Arlington. Supporters of reorganization believe that decision would never have been reached had a single board been in charge.

Enter Semenov and his fiscal analyses. The police district analysis was presented first, at the August 8 KPPCSD board meeting. In his summary, Semenov writes, "The main conclusion of this fiscal analysis is that the District demonstrates an ability to operate near break-even over the next decade while continuing to provide the same level of services and facilities. However, this does not leave any available funds to support major upgrades to District facilities, expansion of services, or funding for a permanent District building. To be able to undertake any of these initiatives, the District will need to find ways to increase its revenues, reduce its expenses, or both."

The police district has several outstanding loans that would need to be disclosed to lenders if the districts chose to reorganize. The largest, at \$3,902,000 as of June 30, is the pension obligation bond secured from Capital One in 2020. That bond, with a maturity date of January 2040, funded outstanding liability with CalPERS. It has an annual debt service of \$331,500. Other loans include the Community Center renovation loan with a June 30 balance of \$191,788, and several police vehicle leases with a combined annual debt service of around \$65,000. The district also offers pension benefits to police employees through CalPERS; those accounts are around 91 percent funded.

Ridgeline lists the police district's primary funding as property taxes, which currently come to around \$2.5 million per year. There are also two tax measures passed by voters in 1994 and 2010 specifically for police operations. The latter does not sunset and is adjusted for inflation. Kensington residents also pay a small special tax per parcel to support parks and recreation. The Kensington Community Council (KCC) also contributes to the Parks Fund (the Outlook is published by KCC). And Bay View Refuse contributes a seven percent franchise fee, of which the district retains four percent while three percent is passed to the county. Franchise fees are meant to go towards administration and compliance.

Semenov writes that a slight surplus in the district's general fund covers deficits in police and parks funding. He predicts that over the next ten years, the district will operate with an annual deficit of less than three percent. This can be managed by retaining fewer than 100 percent staffing, for example.

However, this break-even posture does not pay for a large capital outlay such as constructing a police station in Kensington, even on district-owned land. In Semenov's analysis, he used the police remaining in El Cerrito as the base scenario, which he estimates can be covered in the future by current revenues, including either purchasing or continuing to lease the modular.

Constructing a modular on park property along the Arlington is estimated at between two to four million because of the necessity for extensive site work on the steep slope. The necessary bond measure would come to an annual assessment of \$82-\$156 per parcel. (There are 2,188 parcels in Kensington.) Building a new structure on that land is estimated at between \$10-12 million; corresponding costs per parcel would be \$378 to \$452 annually for 30 years. Semenov noted that moving into the PSB is considered unfeasible by the police board, citing that police needs are incompatible with fire personnel who occupy the building full-time. He suggested that perhaps district administration could find a home at the PSB.

Writes Semenov: "As the District's operating cash flow cannot accommodate any significant capital projects or debt financing, all such funding would need to come from the community in the form of voter-approved assessments, such as a parcel tax, Mello-Roos Community Services District assessments, or general obligation bonds. The District should also pursue grant and earmark funding to reduce the financial burden on the community." If voters approved a \$750 added annual assessment for 30 years, the proceeds would come to around \$20 million; \$500 yields \$13.3 million.

In his introduction to Semenov's report, interim general manager David Aranda wrote: "The report also identifies the need for the District to look at additional revenue streams

to fund capital projects for KPPCSD and the community. It must be understood, that despite some individuals putting the cart ahead of the horse, there is more work to be done to fully understand the fiscal projections for the two entities to become one entity." Next month the *Outlook* will examine the fire district's stand-alone summary and if possible the fiscal picture of combining the two districts.

Good Guest Hosts Dinner and Dialogue

By Susanna Marshland

In Kensington, we live on the ancestral and present-day homeland of the Lisjan Nation people. What does it mean, then, to live here in a good way, particularly if we are relative newcomers to this land? Good Guest Kensington invites our neighbors and friends of all backgrounds to gather together to explore this question through sharing history, learning about current events and envisioning what the future can hold.

Our last educational event generated such interest that we are offering it again, in advance of Thanksgiving. For many of us, Thanksgiving is a complicated holiday. It can be a joyful time when we gather and share a beautiful meal with our loved ones. But it is also a reminder of our country's tradition of violence against Indigenous people. Please join us on Tuesday, November 12 from 5:30-7pm at Zip Code East Bay, 388 Colusa Ave. We'll provide a light pizza dinner and allow a little time to be in community before we launch into exchanging information and discussion. Bring food for yourself or to share if you'd like.

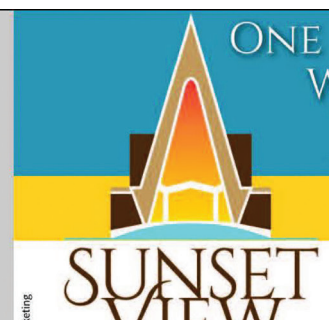
RSVPs are strongly recommended so that we can plan ahead, but not required. Questions? Get our email newsletter at goodguestkensington@gmail.com or check out our website at goodguestkensington.org.



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Kensington Community Education

KASEP



Kim Roots Retires After 28 Years of Service to KASEP

After nearly three decades of dedication to the Kensington After School Enrichment Program (KASEP), Kim Roots will be retiring at the end of this year. Over his 28 years, Kim has inspired countless children through his teaching of sports, chess, and math classes. He is best known for his tennis instruction, both through KASEP and at KCC Summer Camp, where he has been a fixture in the community.

In all these years, he has missed only two scheduled days of classes. The kids will fondly remember his fun and imaginative games on the court, such as "The Witch and the Wizard" and "Sharks & Minnows," which made learning tennis both engaging and entertaining.

KCC is now seeking a new tennis instructor to continue Kim's legacy, offering after-school tennis lessons for children ages kindergarten through 6th grade. As Kim puts it, "It's bigger than a job—it's being a part of a community." His presence on the courts will be sorely missed, and his contributions have left a lasting impact on the Kensington community.

A longtime Kensington resident, Kim graduated from UC Santa Cruz with a double major in Mathematics and Philosophy. When not on the court, he enjoys stamp collecting and chess, reflecting his lifelong love for strategy and focus.

Kim's retirement marks the end of an era, and his legacy will live on in the many children he has mentored over the years.

Registration for our winter KASEP session opens on December 3rd

at 7:00 pm for TK & kindergarten and 7:30 pm for grades 1-6. Don't miss out – secure your spot for a winter session with learning, laughter, and limitless possibilities. Winter session begins the week of January 6th, 2025.



Fall Schedule for Adult and Family Classes

Join KASEP Teacher April Schlanger for weekly hands on workshops.

Cooking and Baking with fruits, veggies & herbs

Learn how to add more produce to your meals.

Waste less and eat more seasonally.

Tuesdays this fall

6:00-8:00pm

Community Center Kitchen \$45 per class

Menus will be posted on our Instagram the week prior to each class.

Keep checking our website for updated adult class schedules.

The Kensington Outlook can now be found at: KensingtonOutlook.com Archive copies can also be found on our website dating back to 2003.

KCC/KASEP Office: 59 Arlington Ave., Recreation Building Kensington CA 94707
E-mail: Info@KensingtonCommunityCouncil.org, or call 510-525-0292.
Our website is: www.kensingtoncommunitycouncil.org.



Cardio Dance with Karma Smart

Fridays 11:30am-12:30

Community Center

Cost \$15 drop in or register online

Tai Chi with Nobuo Nishi

Wednesdays & Fridays from 9:30-11:00am

Drop-in fee is \$15

Yoga with Anja Borgstrom

Strength & Balance Yoga -Tuesdays at 8:30am

Gentle Yoga - Thursdays at 11:30

Cost is \$20 drop in or register online Register at KensingtonCommunityCouncil.org/adult-and-family-classes



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KENSINGTON EATS OUT

Craft Beer Paired with Dim Sum
By Ittai Shiu



Simon Chen, a Bay Area native and former tennis star from Albany High School, spent his early career in tech. However, like many during the pandemic, Chen found himself reevaluating his career path and reflecting on his future. Home brewing, once just a side hobby, soon became a serious pursuit after he joined the mentorship program offered by the Independent Craft Brewing Association.



In an industry with few minority voices, Chen tapped into his Asian heritage and his deep connection with tennis to create something special—Match Point Brewing. His label focuses on lighter, refreshing beers that are perfect for post-sports relaxation. Two of Match Point’s standout offerings are the Jasmine Rice Lager, a light, crisp beer, and the Mandarin Wheat Ale, which offers a fruity twist perfect for warm days. Chen’s commitment to local business doesn’t stop at crafting delicious beers. He partners with small businesses like Little Green Cyclo in Brisbane, sourcing their Vietnamese beans for Match Point’s popular Vietnamese Coffee Lager.

Now available at community staples like Berkeley Bowl and restaurants around the Bay Area, Match Point has grown into a beloved name among craft beer enthusiasts. This year, the brewery took an exciting new step, opening its very own taproom in Albany. The space is charming and tennis-themed, featuring big screens to catch the latest game, a Nintendo Wii for virtual tennis matches, and a welcoming mah-jong table for guests who want to dive into a game. With community-minded events like Mah-Jong Mondays and Trivia Thursdays, Match Point Brewing has quickly become a local favorite.

But there’s more. The taproom is physically connected to 310 Eatery, a well-known spot that serves incredible food to hungry patrons on either side. I’ve raved about 310 Eatery before, and I stand by my claim that they serve some of the best burgers in the Bay Area. Over the years, they’ve leveraged their culinary expertise to expand their



menu to include standout Asian-inspired dishes like Hong Kong-style crispy noodles and Pineapple Fried Rice with five-spice roast duck.

The Bay Area has its share of great dim sum served in bustling Chinese restaurants, but recently, 310 Eatery has ventured into the dim sum world with exceptional results. Available at the restaurant or in the taproom, their char siu bao (BBQ Pork Buns), har gow (shrimp dumplings), and siu mai (pork dumplings) are among the best I’ve had in the region.

What truly sets Match Point Brewing and 310 Eatery apart, though, is their unique collaboration. Where else can you enjoy a craft beer, feast on top-notch dim sum, catch a game on the big screen, and play a friendly round of mah-jong? This combination of great beer, delicious food, and a warm, inviting atmosphere has made Match Point Brewing a standout in the Bay Area’s craft beer scene, and it’s well worth a visit for beer lovers and foodies alike.



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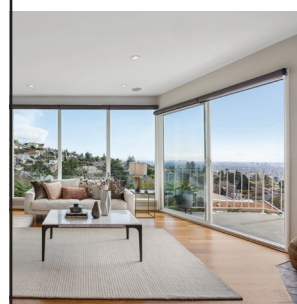
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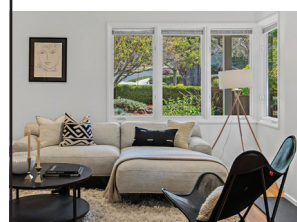
This fall, the Federal Reserve made its first rate cut since 2020 and signaled more cuts are likely before the end of the year. Great news for sellers and buyers! With mortgage rates expected to drop, now may be a great time to act.

What does this mean during an election season? It’s important to understand how elections historically impact the housing market. Here’s what the data shows:

↓ **MORTGAGE RATES...**
fell before 8 of the last 11 elections.

↑ **HOME PRICES...**
rose after 7 of the last 8 elections.

↑ **HOME SALES...**
increased following 9 of the last 11 elections.



While elections tend to have a temporary effect on market activity, broader economic trends like interest rates will continue to shape home prices and sales.



If you’re thinking about selling, capitalize on your home’s equity. For buyers, today’s rates can be refinanced later. For personalized advice on navigating today’s market, don’t hesitate to get in touch!

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