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VOLUME 83 NUMBER 7



On July 26, community members gathered on the steps of Ardmore Path to celebrate the public ownership of three Kensington paths, including Ardmore. Photo by Robert Rogers.

A New Day for Kensington Paths

By Lisa Caronn

A joyful community celebration was held on July 26, with over 50 residents gathering to mark an exciting milestone: the Kensington Police Protection and Community Services District (KPPCSD) has officially taken ownership of three of Kensington's historic pedestrian paths—Ardmore, Beloit, and Coventry.

This achievement represents the first tangible progress in a decades-long effort by community members to bring all 11 of Kensington's public paths into local ownership. For years, residents, advocates, and planners have studied and pushed for public ownership

See Paths, Page 5

Good Times After Dark at KCC Movie Night

By Linnea Due

One of the most popular events on the annual calendar is the Kensington Community Council's Movie Night at Kensington Park. Picture a family-friendly event with everyone sitting on the big lawn, noshing on popcorn, enjoying a movie on the big screen.

This year's Movie Night is Saturday evening, September 20, with the free showing beginning as soon as it's dark enough to view the film. What film, you ask? Only 2009's Oscar-winning Pixar film *Up*.

Says KCC board member Carolyn Day Flowers, "We're excited to show *Up* this year, as it's a film that offers something for everyone. It has a heartwarming plotline that appeals across generations, while being fun for kids with exciting adventures, slapstick comedy, and hilarious characters."

Day Flowers notes that while the film touches on mature themes such as loss and grief, overall the movie is uplifting, subtly reinforcing timeless values such as friendship, loyalty, perseverance, and kindness. She also promised the film provides an added bonus: "Folks can keep an eye out for Oakland landmarks sprinkled throughout the story."

KCC encourages folks to set up early and bring a picnic. The movie usually begins around 7:30pm, with concessions available from 6:30pm. This year expect popcorn, non-alcoholic drinks, and after-dinner treats.

Come early to nab your preferred seating

See Movie Night, Page 3

KENSINGTON AND BEYOND

06/2025 TO PRESENT 10 CLOSED SALES

Median List Price	\$1,299,000
Median Sales Price	\$1,400,000
Median Sq. Ft.	1,882 sq. ft.
Avg. Days on Market	14 days
List Price per Sq. Ft.	\$852

Sales Price per Sq. Ft. \$933

06/2024 TO 07/2024 10 CLOSED SALES

Median List Price	\$1,524,000
Median Sales Price	\$1,580,000
Median Sq. Ft.	2,156 sq. ft.
Avg. Days on Market	23 days
List Price per Sq. Ft.	\$657
Sales Price per Sq. Ft.	\$705



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Market Watch East Bay

San Francisco, usually the Bay Area's fastest-paced market, saw single-family homes spend an average of 14 days on the market—slightly faster than last year (a 6.67% decrease)—while

In the East Bay, homes are staying on the market 25–35% longer year-over-year, though overall timelines remain relatively short: 15-17 days for single-family homes and 25-31 days for condos. This trend indicates that despite declining inventory, buyers are becoming more selective, leading to a more measured and intentional purchasing environment.

Pricing and preparation are key in this market. Interested in knowing the value of your home in today's market? Call or text me—your appointment is complimentary and confidential.

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Exhibit and Sale of Rip Matteson's Work

Kensington artist Rip Matteson died in 2011, but his widow, Rosary Matteson, hosts an annual showing and sale of his works at her home on Oberlin Ave. Rip studied art at San Jose State and Parsons School of Design before teaching at Monterey Peninsula and Laney colleges. His drawings and cartoons have been



published in the New Yorker, Saturday Review, Saturday Evening Post, Mother Jones, and

Rosary wrote, "Rip began the yearly exhibit and reception in 2009, and after he died, I continued. Since that time, many people have acquired his paintings, drawings, and cartoons." The couple moved to Kensington in 1975, and Rip converted an existing upper deck to

a studio. "When not teaching, that is where he worked," Rosary said. Many of his paintings are inscribed on the back of the canvas with quotations from poets such as Robert Browning, William Butler Yeats, and Ralph Waldo Emerson. Rosary

called Rip a poet who employed a brush rather than a pen. "It was his way of sharing his view of truth and beauty.'

Rip had his own view of beauty: "Beauty, the search for it and its sharing, is the calling of the artist. How rich the lives of those who choose to paint, for beauty so generously

Come to the exhibit and reception September 14 from 2-5pm at 683 Oberlin Ave. Books will also be for sale. All artworks are 50 % off. Cash, check, or PayPal are accepted.

July Police Log

July 1: Hit and run on Kenyon and Trinity avenues.

July 1: Petty theft reported on Highgate Road. July 3: Minor injury accident reported on Yale and Oberlin avenues.

July 16: Officers contacted an unconscious male near the Colusa Market. The subject was arrested for public intoxication.

July 17: Petty theft reported on Arlington Avenue.

July 24: Subject on Beverly Road with outstanding warrants arrested and booked into

July 27: Petty theft from vehicle on Los Altos Drive.

July 29: Petty theft from building on Yale Avenue.

July 30: Officers contacted unconscious female in El Cerrito. Subject cited for public



leighbors in the 700 block of oventry Road wave at Kensington's firefighters as they depart

Pick Your Team, Eat a Slice at **Team Trivia Tuesday**

How many hearts does an octopus have? In golf, what name is given to a score of three under par on a single hole? What is the only food that never spoils? What movie features the song "My Heart Will Go On"?

We have questions—do you have the answers? Come to Arlington Community Church on Tuesday, September 30, from 6:30-8:30pm for Team Trivia Tuesday. Bring your best team (three to five people recommended) or join a team when you arrive. The Trivia Host will be John Chapman, star of the popular 49ers Rush podcast.

Adults, teens, and older children are welcome. As you choose teams, consider an age range to answer those tricky music and social media questions. Enjoy pizza, beverages, snacks, and prizes. You'll find ample parking across the street.

Arlington Community Church, 52 Arlington Avenue.

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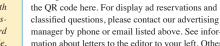
The Kensington Community Council is dedicated to the improvement, development, and education of the community, and to the promotion of social welfare in Kensington. It enriches the community by providing educational and recreational programs for all ages and by publishing the and issues. KCC also provides a forum for all Kensington community groups to meet and coordinate their respec

tive efforts toward the common good of the community. O C T O B E R - 2 0 2 5 DEADLINES

Advertising Deadline * SEPT. 8 Editorial Deadline * SEPT.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.



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Radio May Be the First and **Last Resort in Emergencies**

On a beautiful Saturday afternoon at the end of June, the radio group KARO-ECHO hosted a field day at Kensington Park to showcase the capabilities of radio communication. Radio masts reached towards the blue sky, each with a different pattern of antennae sprouting from their tops. Beneath each antenna is a folding table surrounded by people tapping away on laptops or speaking into microphones

It's remarkable to see how KARO-ECHO has evolved from its beginning as a merger over 30 years ago between the Kensington



Robin Mitchell and Howdy Goudey relay messages and talk with curious visitors at Kensing ton Park during KARO-ECHO's participation in the national amateur radio field day event. Photo by Ruth Cazden.

Amateur Radio Operators (KARO) and El Cerrito Ham Operators (ECHO). It was and continues to be an entirely volunteer-run organization. The group was created to provide an auxiliary form of communication in the event of an emergency, but it may just be the means that saves us if cell towers are down and other means fail.

The association works with Kensington's Community Emergency Response Teams (CERT) to support the community during emergencies. KARO-ECHO is not part of the CERT project but works alongside them in the event of an emergency.

At the park I spoke with the president of KARO-ECHO, Howdy Goudey. "Ham radio doesn't rely on infrastructure that can be damaged in a large earthquake, storm, power outage or fire," Goudey said. He explained that KARO-ECHO operators could send vital messages and calls for assistance to first responders; the same system could pass on welfare updates to relatives unable to reach their loved ones.

The showcase at Kensington Park was part of a much larger event that took place across the US and Canada. Called the ARRL Field day, amateur radio operators attempted to contact as many other ham operators as possible. Started by the National Amateur Radio Emergency Service (ARES) in 1933, it has been held annually ever since. The event was created to sharpen amateur radio operator's skills and promote emergency preparedness.

At the park, radio operators frantically spoke into small handheld microphones. "Whiskey six charlie uniform sierra," one operator says. A few seconds later, someone responds with a similar combination of the NATO alphabet, and both parties log the interaction, adding to their tally for the weekend-long event.

Overall, the event was a success, with radio operators talking to hundreds of other operators around the nation, reaching HAM operators as far as Maine. Many passersby also took in the novelty of the event, with some even going on air themselves.

The KARO-ECHO association encourages anyone in the community who would like to coordinate with KARO-ECHO to reach out at info@karoecho.net

El Cerrito High School student Westley Burnham is interning for the Outlook.

Passings

Kimberley Sankey Martinez, a 29-year Kensington resident, passed away peacefully at home on July 25 at the age of 63, after a courageous thirteen-year journey with Alzheimer's Disease. Born on April 1, 1962, in Columbus, Ohio, Kim spent her formative years in Denver, Colorado, where her innate intelligence, determination, and kindness first began to shine.

From a young age, Kim distinguished herself as an exceptional student and athlete. Her talents in the pool led her to set a state swimming record in high school, a testament to her discipline and tenacity.

Kim's academic talent led her to Stanford University, where she earned her undergraduate degree and her MBA from the Stanford Graduate School of Business. As a bilingual scholar, Kim spent part of her college years studying and working in Germany, embracing new cultures and experiences.

She embarked on a career in finance, first in investment banking and later in investment management, where her sharp mind and steady leadership inspired colleagues and clients alike. It was at Barclays Global Investors in San Francisco that she met her life partner, John. Together, they built a partnership rooted in shared values—devotion to family, comnitment to health and fitness, and a joyful appreciation for life's lighter moments

In 1997, Kim made the profound decision to step away from her professional career to focus on building her family. She was a kind and nurturing mother, engaging her young children in a myriad of enriching activities. An avid piano player, she filled the house with music ranging from classical and ragtime to the score from *Harry Potter*. As an April Fool's Day child, her birthdays were celebrated with practical jokes including short-sheeted beds and frozen underwear.

Even as she dedicated herself to raising Alex, Miles, and Tara, her sense of purpose and community never waned. Kim volunteered with Kid's Turn, a nonprofit dedicated to supporting children through the challenges of divorce. Her leadership and vision quickly elevated her to board chairman, where she guided the organization's growth, curriculum development, and fundraising efforts, with a compassionate heart and strategic mind.

As her children entered elementary school, Kim continued her legacy of service by volunteering at their school. She eventually joined the board, where her expertise in finance helped steward the school through the uncertainties of the global financial crisis, always placing the well-being of students and families at the forefront.

Kim's journey with Alzheimer's was met with extraordinary grace, courage, and resilience. Supported by her loving family, friends, and community, she continued to inspire those around her with her spirit and warmth. She is survived by her devoted husband John; her cherished children, Alex, Miles, and Tara; her father, Noel; and her brothers,

Kim will be remembered for her omnipresent smile, spontaneous laughter, crinkle in her nose and twinkle in her eyes, along with her intellect, generosity, boundless energy, and the profound love she shared with all who knew her. Though she is no longer with us, her legacy of kindness, leadership, and compassion will continue to live on in the hearts of her family and all whose lives she touched.



Page 3

A neat pile of material on the sidewalk will put a grin on your collector's face.



And this will elicit a grimace. Please be courteous when you put out your clutter. Photos courtesy of

Get in Gear for September's **Cleanup Week**

Time to get rid of that old chair that Uncle Ned crushed, the broken file cabinet, your kid's iPad with the perpetually black screen, and those toxic chemicals under your guest bathroom sink. During the Great Kensington Cleanup Week, September 22-26, crews will come by on your regular garbage day. This annual curbside collection event offers an opportunity to declutter homes, dispose of bulky items, and safely remove hazardous waste, e-waste, and universal waste, with collection provided by Bayview Refuse

In 2023, Kensington Police and Protection Community Services District Interim General Manager David Aranda and the KPPCSD board of directors set a goal to increase participation and promote waste diversion. While Kensington has long hosted an annual cleanup day each September, the Great Kensington Cleanup has taken the effort to a

The expanded program began when Aranda proposed partnering with Bayview Refuse Service, Kensington's long-standing waste service provider, to enhance services. The initiative introduced extra assistance for residents, including help moving bulky items to the curb. The result is a larger, more inclusive event that provides more opportunities for residents to clear out unwanted items.

Over the past two years, participation has grown significantly. Greg Christie, Bayview's general manager, says the cleanup has become one of the community's most anticipated events. "Each year, we see growing enthusiasm. Residents are not only clearing out household waste, but also taking the opportunity to dispose of e-waste and hazardous materials—items that are often more challenging to dispose of properly,"

He added, "One of the most heartwarming comments we've received is, 'This event is like Christmas coming early,' due to the large volume of items being set out for collec-

The program has been especially helpful for seniors who may have accumulated hazardous waste or bulky items over the years. With the additional support, these residents can now safely dispose of such items without the stress of transportation or logistics.

The Great Kensington Cleanup Week has also had a measurable impact in reducing landfill waste. Over the past two years, the event has collected 219 tons of garbage, 38 tons of scrap metal, 1.5 tons of e-waste, and 20.5 tons of hazardous waste. These results highlight the program's effectiveness in diverting materials from landfills and promoting

During the Great Kensington Clean-Up Week, residents can dispose of many materials, including bulky items such as household appliances, furniture, mattresses, and other large objects. Electronic waste such as televisions, computers, and phones will also be accepted. Household waste, including regular trash, recycling, and organic materials placed in carts for normal pickup, will be collected as well. Hazardous waste such as used light bulbs, batteries, oil filters, and paint can be disposed of, although explosives

Participation in the Great Kensington Clean-Up Week is straightforward. Residents should place neatly arranged items at the curb on their regular garbage collection day between September 22 and 26. For those needing assistance with heavy or bulky items. Bayview Refuse Service can be contacted at 510-237-4614 to arrange support. For a complete list of accepted items, visit www.bayviewrefuse.com.

Movie Night

...from Front Page

on Kensington Park's big lawn. If it's chilly, bring blankets, fold-up chairs, and whatever else you need to stay comfy.

KCC thanks Movie Night sponsors Mechanics Bank, Nation's Giant Hamburgers, and the TTL Team at Red Oak Realty.



The Parade Is Back — Come Join the Fun!

It has been at least five years since the Kensington community participated in a parade along the Arlington on the way to the Kensington Community Council's Annual Picnic, this year on October 19. KCC is pleased to announce that the parade is back and will be led by the University of California Straw Hat Band! The parade will start at the Ace Hardware parking lot at noon and then proceed north up the Arlington to the Community Center, where the picnic is being held.

The parade has always been a very participatory event in Kensington (I rode my bike in the parade with my Girl Scout troop many years ago). So, whether you want to cheer the parade from the sideline, catch the candy thrown from the Grand Marshal's car, or you and your local group want to participate—come one, come all!

Are you part of a group or organization that would like to be part of the parade? Contact the KCC office to sign up to be a part of this continuing tradition. Contact via phone at 510-525-0292 or via email at info@KensingtonCommunityCouncil.org



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In this new feature, the *Outlook* covers local cat stories, starting with my elderly female feline. Spot is a feisty, friendly 19-year-old black American Shorthair with a patch of white on her chest, and she's been a Kensington resident for six years. Black cats' reputations differ by culture. They can be associated with bad luck in Europe and North America, while they are good luck omens in Japan.

In Scottish language and culture, the cat-sith is a fairy cat from Celtic lore, black with a white chest patch, who walks on its hind legs when no humans are watching. At Samhain, or Halloween, Scots would leave out a saucer of milk to bring good luck for the next year, because without this offering, the cat-sith might dry up the household cow's

Also, cat-siths, if not appeased, could steal the soul of the dead before it leaves the body. The fairy cat may be based on felines with similar coloring, either the black Scottish wildcat or the Kellas cat, a hybrid between the wildcat and domestic cat that's found

Spot's caregivers recently went hiking in the Scottish Highlands and did see cats of the cat-sith description in the villages, but not on their hind legs of course, because of being watched. Back home in Kensington, Spot doesn't drink milk, and the household

has no cows but does have a young Australian Cattle dog named Astro, who no doubt would enjoy having some livestock to herd. Astro and Spot co-exist peacefully, but when Astro tries to get Spot to play, she dismisses him with a hiss.

Spot was born in City Island, which is part of the Bronx in New York City. The feral cat colony that she's from is monitored by a vet practice in the East Village. They catch, neuter, and release the adult cats and rescue any kittens. Spot's been with the same caregiver all her life, starting out on West 85th Street in Manhattan, then grudgingly moving to West 26th Street, then West 48th Street.



Spot and Astro. Photo by Jill Stockwell.

Cats don't much like change, but I always wanted to be in California, and eventually was able to relocate to San Francisco for work. Spot traveled from JFK to SFO, and received an airline passport and pin from the amused flight crew, who'd never before had a cat in business class.

Spot found a home in San Francisco's SoMa, but disruption from the transit-centerrelated construction motivated a move to the Outer Sunset. There, Spot was able to spend time outdoors in the fenced-in yard under close watch. Tired of the fog, she eventually moved to Opera Plaza on Van Ness, then with perfect timing, even though she didn't realize it, to Kensington, just months before the onset of the global pandemic. Here, Spot is an indoor-only cat because of the busy traffic and frequent coyote sightings.

Coyotes don't seek out pets—they can't know the difference between wild animals and pets, so they may take a cat given the opportunity. A scroll through the Kensington NextDoor app shows what seems like a never-ending stream of lost cats who sometimes are later photographed in the mouth of a coyote. And there's an ongoing debate on the app between the proponents of outdoor versus indoor cats. But outdoor cats are far more

vulnerable to traffic, disease, and poisoning than to coyotes. Plus they prey on songbirds, killing millions each

Janet Kessler, a Bay Area naturalist known as the Coyote Lady, describes coyotes as intelligent, sentient beings who have moved into cities where they live mostly in parks. They mate for life and stay with their family groups. She says, "Coyotes avoid people, but many people have negative feelings about them from lack of understanding and from pet issues. Negative perceptions can change through education, and pet issues can be prevented."

The best way to protect cats from the perils of the outdoors is to keep them Photo by Janet Kessler.

indoors. Indoor cats live longer, healthier lives of 15-17 years, compared to outdoor cats at two to five years, according to researchers at University of California Davis. But if letting cats outside is a must, Kessler advises building a catio or a coyote-proof fence; supervising cats so they can't roam free; not leaving pet food outside; and learning how

Kessler points out that domestic cats were first bred in Egypt to be house pets, so they haven't evolved to protect or defend themselves in the wild. And they're not native to North America, so technically an invasive species, though much loved. She says, "If your cat is outside, you have assumed the risk that a coyote may get it. So prevention is key. But some people accept the risks and know the consequences."

For more on coyotes, check out Janet Kessler's website: coyoteyipps.com. Does your cat have an interesting story? Email editor@kensingtonoutlook.com.



to preserve and protect these important walkways.

The breakthrough came following a critical study led by Contra Costa County Supervisor John Gioia, in collaboration with a dedicated community working group that included concerned citizens, members of the Kensington Pathkeepers, a representative from the KPPCSD board, and County Public Works. On June 12, the KPPCSD board voted to adopt ownership of the three paths—opening the door for community collaboration in their care and improvement.

These paths, designed in the early 1900s as part of the original subdivision maps, were intended to connect residents directly to the Key Route commuter trains, local shopping, and





As part of the district taking on the paths, a severe gutter hazard at the foot of Coventry Path was repaired by Contra Costa County Public Works. Photo by Lisa

services. While the roads were accepted into the county system, the pedestrian paths and trails were left in legal limbo. Despite that, they've remained a cherished part of Kensington's landscape, serving as direct and scenic routes to schools, parks, shopping, transit, and recreation.

Special gratitude to the county for committing up to \$175,000 over a five-year period for path projects and to KPPCSD board members who embraced the value of these community assets and took the first critical step of public ownership and their improvement. The future looks bright for Kensington's network of paths—an enduring legacy for walkers of all

New signs for the three paths now under public ownership were installed by Contra Costa County Public Works staffers. Check out the signs when you're walking around town! Photo by Mark Altenberg.

Kensington's Government Is Unifying What Does This Mean to You? By KFPD President Daniel Levine and KPPCSD President David Spath

Kensington is currently governed by two separate bodies known as special districts: the Kensington Fire Protection District (KFPD) is responsible for fire and emergency services (i.e. the fire department), while the Kensington Police Protection and Community Services District (KPPCSD) is responsible for police, parks, and trash service. Besides the fact that these two entities serve identical populations, they are otherwise totally independent, with separate boards, revenues, budgets, and staff. All of that is

Last March, after several joint meetings and town hall events, both boards voted unanimously to reorganize into a single, combined district to manage all town services. On August 13, the county commission in charge of approving this change (LAFCO) gave final sign-off and ordered the reorganization effective October 1. From that day forward, all current Kensington services will be provided by the combined Kensington Community Services District (KCSD).

So, what's changing and what's staying the same? The KCSD will provide all the services the KPPCSD and KFPD provided. Taxes will remain identical, and the KCSD will receive both districts' revenue. The board of directors of the KCSD will initially be made up of all 10 current directors from both boards and an additional member could be appointed by board vote, though with KPPCSD director Cass Duggan's resignation, the board will most likely start with nine directors.

Existing agreements with police officers and firefighters are unchanged (the KFPD has a contract with El Cerrito to provide fire personnel and services and that contract transfers to the KCSD without alteration). There are no changes to the KPPCSD's contract with KCC for recreation programming. Kensington currently alternates electing three and two directors to the board every election cycle, and that will continue unchanged; the board will naturally shrink over the next two election cycles back to the required five members as a result. The KCSD isn't adding any new services at this time, so things like road maintenance, traffic and parking rules, building permitting, public works, and utilities will still be handled by Contra Costa County, EBMUD, and PG&E.

The biggest changes will likely be to district staffing. The current districts operate with a collection of part-time employees and consultants. The KCSD will support multiple full-time positions including a general manager and finance director. Independent fiscal analysis performed prior to reorganization indicated that these new roles, devoted fulltime to Kensington, will be less expensive than when the two districts operated independently with part-time staffing. The districts' current staff expects that the new full-time positions will be able to handle all current duties as well as take on new responsibilities.

The unified district, which will own Kensington Park and the Public Safety Building, will be responsible for all of Kensington's fire, police, parks, and trash service going forward. That will include settling the issue of the Kensington police and district staff's location. The KCSD will also be better able to formulate a comprehensive Fire and Emergency Action Plan as both fire and police coordination will be within its purview.

This will be a significant change to Kensington's local governance. As the district transitions, we do not anticipate an interruption to services as new positions are filled and staff comes up to speed. In the end, it is anticipated that full-time staffing will provide Kensington residents with a higher level of service as the KCSD will be better able to address current issues and pursue new initiatives.

Most importantly, the KCSD wants to hear from you, the people of Kensington! Come to a meeting, send us an email, get involved! Your local government wants to serve you better, and we can't do it if we don't hear from you. We're building a more capable and responsive local government from the ground-up, and your priorities will inform the choices we make.

The first meeting of the unified Kensington Community Services District is October 9 (and every second Thursday of the month going forward). Please let your voice be heard as your new board unites to address the issues most important to Kensington.

Love Seeds? Need to Update your Healthcare Directive? The Library Is Everyone's Community Resource

By Jenny Rockwell

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

Thank you to the Friends of Kensington Library for making library programs possible. Tues, Sept 2, 6:30pm Friends of the Kensington Library Friends of the Kensington Library, a 501c (3) nonprofit organization, has worked to improve and financially support library services in Kensington since 1959. Open to all Kensington residents.

Tues, Sept 2, 6:30pm Castoff's Knitting Club Meets on the 1st Tuesday of each month. Open to all levels of knitters. Bring your own yarn!

Tuesdays, Sept 2, 9, 16, 23, 30 6:30pm Family Storytime Lots of picture books, songs, rhymes, and fun! Stuffed animals & pajamas welcome.

Tues, Sept 16, 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.

Sat, Sept 20, 2pm eBook Workshop Come learn how to use Libby and Hoopla, the library's apps for eBooks, eAudiobooks, and digital magazines. Feel free to bring in your devices, such as tablets, smart phones, and e-readers.

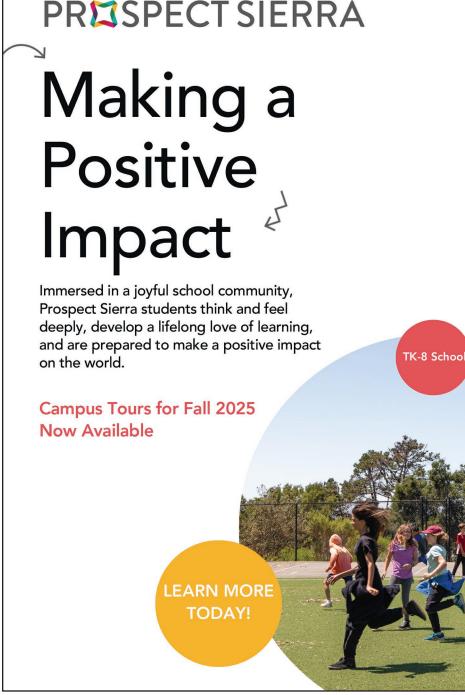
Tues, Sept 23, Read to a Dog Join us and a licensed therapy dog for a 15-minute reading session every fourth Tuesday afternoon, 3-4pm. Same day, drop in sign up starts 15 minutes before the read session.

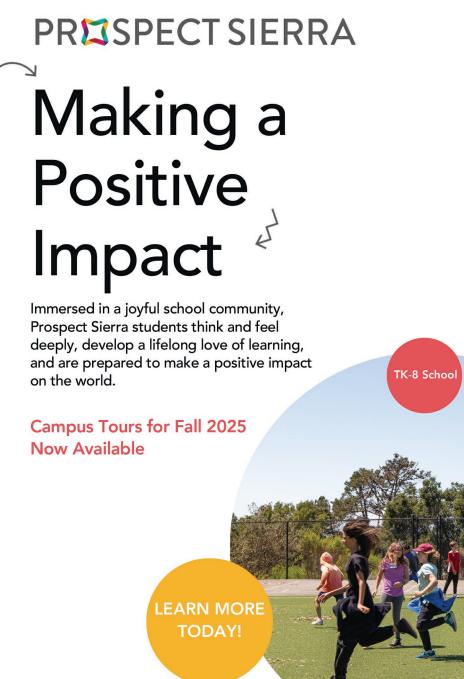
Wed, Sept 24, 10am Advanced Care Directives Presented by a representative of Contra Costa County Legal Services, join us for a program about creating an Advance Health Care Directive. You'll then have the option to schedule an appointment for our October 8 clinic with a CCCLS representative to work on your AHC directive.

Thurs, Sept 25, 3pm, Fencing Exhibition at the Library Come to the library for an explanation of fencing and then stay to see a thrilling duel starring Kensington's very own children's librarian, Mr. Charles.

Tuesday, Sept 30, 6:15 -7:45pm Kensington Library Book Club The club meets online via Zoom, this month will meet on fifth Tuesday. The selection for September is The Ministry of Utmost Happiness by Arundhati Roy.

See Library, Page 6





Blessing of the Animals Moves to September 28

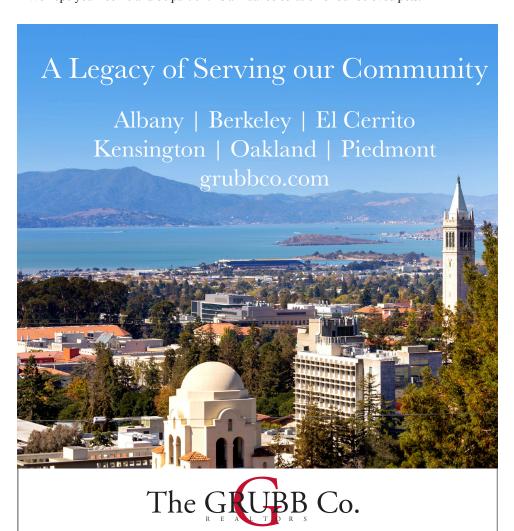
By Rev. Jen Chapman Every fall, Kensington residents gather with their pets for a special time of community and blessing. While the event is often held alongside the KCC picnic, this year the picnic and blessing will be held on two different dates. This will allow everyone, by leaving their pets at home, to more easily enjoy the picnic. And those who always work the picnic now have an opportunity to come to the Blessing of the Animals.

Arlington Community Church will once again host the event, this time on its own campus, just across the street from the Kensington Community Center, on the outdoor patio. In case of inclement weather, we'll use ACC's Social Hall.

All people and pets are welcome, not just cats and dogs. Bring your reptiles, rodents and rabbits too! If it's best to leave your pet at home, you can bring a picture or item of your pet to be

The Blessing of the Animals is on Sunday, September 28 at 11am. People and their pets are invited to come at 10:30am for treats and activities before the blessing or at 10am for a petfriendly chapel service in ACC's Social Hall. The blessing at 11am will follow the usual format of introducing pets, sharing, and a group blessing, followed by individual blessings for those who would like to receive them.

We hope you'll come and be part of this annual celebration of our beloved pets!



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Library

Call for seed circle volunteer: Kensington Branch Library is looking for a volunteer who can help with regular maintenance of our seed circle program. The seed circle supports gardening experimentation and learning by providing free seed giveaways and educational materials and resources about growing plants. We would like someone who has gardening experience and knowledge to be a consultant on what varieties to purchase for giveaway, to help package our bulk seeds, and to provide guidance about our ideas for expanding the program. If you are interested, please call Kensington Library at (510) 759-5024 or email manager Jenny Rockwell: jenny.rockwell@library.cccounty.us

First half of September: Paintings by Elizabeth Weiss: www.lizpaintings.com Second half of September: Artwork by Amy Zheng: www.amyzheng.net





SEPTEMBER 2025

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Oak View Ave (1600 Block)	2/1	886	\$599,000	\$750,000	3 Offers						
Arlington Ave (200 Block)	3/2	1,246	\$795,000	\$710,000	3 Offers			3 Offers			
1643 Oak View Ave (1600 Block)	3/1	1,131	\$795,000	\$870,000	8 Offers, Fixer			8 Offers, Fixer		8 Offers, Fixer	
Ocean View Ave (1600 Block)	2/1	820	\$799,000	\$860,000	1 Offer, Turnkey			1 Offer, Turnkey			
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Ocean View Ave. (1600 Block)	2/1	1,117	\$898,000	\$1,415,000	6 Offers, Turnkey						
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Colusa Ave (200 Block)	2/1	997	\$949,000	\$1,351,000	2 Offers						
Grizzly Peak Blvd (200 Block)	3/1	1,339	\$995,000	\$1,270,000	2 Offers						
Anson Way (0 Block)	3/3	2,202	\$995,000	\$1,242,531	3 Offers, Need Updates						
Purdue Ave (200 Block)	3/3	1,356	\$995,000	\$1,375,000	4 Offers, Turnkey						
Oberlin Ave (600 Block	3/2	1,458	\$1,249,000	\$1,250,000	1 Offer						
Trinity Ave (200 Block)	3/3	1,550	\$1,249,000	\$1,485,000	2 Offers						
Oak View Ave (1600 Block)	2/4	1,794	\$1,275,000	\$1,607,777	2 Offers						
Windsor Ave (100 Block)	3/2	1,587	\$1,298,000	\$1,905,000	4 Offers, Turnkey, View						
Willamette Ave (200 Block)	4/2	2,414	\$1,349,000	\$1,550,000	2 Offers, Turnkey						
Canon Drive (600 Block)	4/3	2,912	\$1,595,000	\$1,710,000	2 Offers						
Oberlin Avenue (600 Block)	4/4	3,196	\$1,798,000	\$1,950,000							
Norwood Avenue (0 Block)	4/3	2,653	\$1,800,000	\$2,200,000	2 Offers, Mid-Century						
Garden Dr (0 Block)	3/2	2,306	\$1,956,000	\$2,800,000	6 Offers	, Mid-Century, View					
Quarter Total S	Sales	Avg	g DOM	Median List	Price	Median Sale Pric					
02 2024 15			16	\$1,249,000		\$1,550,000					

As a proud Kensington resident since 2013, I remain committed to supporting local schools, businesses, and giving back to the community in every way I can. I am truly grateful to all those who trust me as their real estate advisor, and allow me to continue giving back to the community I love. If you are looking to make a move, don't hesitate to call. All consultations are free and confidential



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SEPTEMBER 2025 KENSINGTON OUTLOOK

Kensingfon Community Educatio

KCC Summer Camp Wrap-up

We've wrapped up another wonderful season of KCC Summer Camp, and once again, we're reminded how lucky we are to have such an amazing park and facilities to host our campers each summer. Most of our camp takes place outdoors, and with Kensington Park as our playground, there's always room to run, play tag, toss balls, and send Fris-

Campers enjoy tennis classes three days a week, along with special outdoor programs like the Wildlife Rescue program and Sterling's incredible giant bubbles. The Community Center BBQ gets plenty of use for our much-loved Friday cookouts, while our bright indoor spaces set the stage for art projects, cooking sessions, and creative exploration.

This year, we were especially excited to bring back some favorite field trips, giving campers the chance to explore even more beyond Kensington Park. Adventures included visits to the Oakland Zoo, Adventure Playground, and the Lawrence Hall of Science—each one adding a little extra excitement, learning, and hands-on fun to the summer.

Of course, KCC Camp wouldn't be the same without our incredible staff-many of whom once attended KCC Summer Camp themselves.

A heartfelt thank-you to this year's team: Camp Director Ailish Smith; Co-Head Counselors Anna Thomsen and Kaleb Paige; and counselors Brenna Moore, Sylvie Diego, Leah Forrest, Cooper Heath, Audrey Abt, Ethan Goldstein, Oliver Gill, Henry Clayton, Sana Arya, Anna Diehl, Owen Geiser, Max Krijanorski, Griffin Oliver, Juliet Hilton, and Clemens Mayer

Here's to another summer filled with laughter, games, learning, and the kind of memories that last all year long. We can't wait to see everyone back next summer at KCC Summer Camp!

KASEP-Kensington After School Program

Fall KASEP Registration opens on Tuesday, September 2nd, 2025. Classes begin Monday, September 8th. The fall brochure of all our classes is available online at KensingtonCommunityCouncil.org/KASEP ¡Viva Español! Spanish classes will be back this fall, offered after school for K-6th grade on Tuesdays and Thursdays. Reserve your spot now at www.vivaelespanol.org/classes/at-your-school

Meet Dan Seguin – KASEP's New Afterschool Tennis Teacher

We're excited to welcome Dan Seguin to the KASEP team as our new afterschool tennis teacher! A Bay Area native, Dan brings over 25 years of tennis teaching experience, and an infectious passion for

Dan's connection to Kensington goes way back—he first picked up a tennis racquet on

the Kensington Park courts in 1978, learning the game from his mother. He also grew up as a proud Boy Scout in Kensington Troop #100.

A graduate of Berkeley High School in 1989, Dan was the school's #1 singles player, continuing his tennis journey at Santa Rosa Junior College, Cabrillo College, and eventually UC Santa Cruz, where he trained under legendary coach Bob Hanson. Along the way, he learned the value of patience, precision, and perseverance—skills he now passes

With his lifelong dedication to the sport, deep ties to our community, and a teaching style that blends energy, patience, and genuine enthusiasm, Dan is sure to inspire our next generation of tennis players. We can't wait to see him in action on the KASEP courts!













Fall Schedule for Adult and Family Classes

Tai Chi with Nobuo Nishi

Wednesdays & Fridays from 9:30-11:00am Community Center - Drop-in fee is \$15

Yoga with Anja Borgstrom

Strength & Balance Yoga - Tuesdays at 8:30am Community Center - Cost is \$20 drop in or register online

Chair Yoga w/ Angi Love

Thursdays 10-11am

Community Center - Cost is \$15 drop in or register online

Fall Smart: Strength, Safety & Self Reliance for Seniors Series Community Center - Fridays -August 29th & Sept. 5th 1-2:15pm This program is designed for adults 65+ who want to improve their bal-

ance, mobility, and confidence in daily movement (but also for anyone wanting to learn how to care for a senior). Whether you're looking to reduce your fall risk, build core and leg strength, or just feel safer getting around—this course offers practical skills in a supportive and encouraging

Led by experienced instructors from Griffin Judo, all activities are low-

impact, adaptive, and designed with seniors in mind. No experience is necessary!

Fall Cooking Series is back with April Schlanger

Join us Tuesday, September 16th - Brunch Recipes Cost \$45

Register at KensingtonCommunityCouncil.org/adult-and-family-

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 KensingtonCA 94707 E-mail: Info@KensingtonCommunityCouncil.org, or call 510-525-0292. Our website is: www.kensingtoncommunitycouncil.org.







KENSINGTON EATS OUT

Small but Mighty: Kensington Eats Out at Little Kathmandu By Ittai Shiu

Tucked into the Cerrito Galleria on San Pablo Ave. and Stockton, Little Kathmandu is a modest gem that celebrated its four-year anniversary just last month. Behind what might first appear to be a simple takeout counter nestled between errands, haircuts and fast food, lies a rich culinary experience rooted in culture, family, and nearly two decades of expertise.

Owner and chef Kunsang Dorje came to the United States from Tibet 19 years ago and has spent all those years immersed in the food industry. With Little Kathmandu, he



brings together the bold, comforting flavors of Nepal, Tibet, and India—a fusion that speaks to his heritage and his time spent cooking in American kitchens.

The restaurant is clearly designed to keep up with the flow of takeout orders, but for those with a little more time, it's worth slowing down. Grab a table, enjoy the colorful Tibetan artwork adorning the walls, and admire the unique light fixtures that lend warmth and personality to the space.

Service is efficient and thoughtful: when the kitchen gets busy with a take-out queue, a cute, hotel-style bell with a yellow happy face is set on the table so diners can summon help without disrupting the rhythm of the kitchen, a clever solution for a small but mighty team balancing dine-in and to-go.

As for the food? It hits all the right notes. The vegetarian Korma stands out as a rich and creamy curry dish—traditionally Mughlai, but here with a light, satisfying touch that allows the vegetables to shine through. It's a dish you might have had before, but



not quite like this. Their samosas are textbook-perfect, crisp and golden, filled with well-spiced potatoes and peas. Naan is a must, but I especially enjoyed it with paneer—the pillowy flatbread stuffed with Indian cheese—so indulgent that it could almost pass for a meal in itself.

Tibetan flavors show up with the appetizers like shabhaley: golden, deep-fried dumplings packed with meat and vegetables. They're crispy, flavorful, and uniquely satisfying. On the Nepalese side, the Mustang Aaloo is a standout—a simple yet unforgettable dish made from local-style potatoes and laced with Himalayan spices. And then there's the goat









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curry, a staff favorite, slow-cooked, savory, and rich with traditional Nepali spices like Timur (Nepali Sichuan pepper) and Jimbu, a dried Himalayan herb. It's the kind of dish that feels both new and deeply familiar at once.

And if you've got just a little more room? Try the KTM Kulfi, a frozen dessert inspired by Kathmandu, the capital city of Nepal. Creamy, dense, and made by reducing milk slowly, it's a nod to tradition with flavors like cardamom and pistachio that are both refreshing and indulgent.

Little Kathmandu is certainly small in size, but its flavors, story, and heart are anything but. From the first taste to the last sip, to the restaurant's thoughtful decor, Kunsang and his staff remind us that some of the most meaningful meals come from the most unassuming places.

Little Kathmandu (510) 559-8083 10386 San Pablo Ave., El Cerrito



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MARKET UPDATE from ZIP CODE EAST BAY

The market remains unpredictable, affected by high interest rates, inflation concerns, and more options for buyers. Despite these challenges, the average sales price for Q1/Q2 in Kensington held steady at \$1.497M, illustrating the desirability of Kensington homes even with a rise in inventory!

HIGH VALUE SALES



Homes at the upper end of the market are **making a comeback**. Six homes in Kensington sold for over \$2M in 2025, up from two during the same period in 2024.

MARKET FEEDBACK



Homes are taking longer to sell, with 20 average days on market (up from 18 days in 2024). Higher prices/rates and reduced buyer urgency are key factors.

LONG-TERM GROWTH



Though prices have waffled since the peak of spring 2022, they are still up 8.8% from 2019. **Kensington housing prices have increased** by 49.4% over the past decade.

For **sellers**, now might be a great time to capitalize on equity.

For **buyers**, despite current interest rates, homes remain a strong long-term investment. Contact us for a free home valuation.

THANK YOU KENSINGTON!

We're thrilled to share that Zip Code East Bay has surpassed \$50M in Kensington sales so far this year—and over \$250M since 2013. We are proud to be your go-to resource in the East Bay. Thinking of a move? Let's talk strategy.

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