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AUGUST 2021 ■ VOL. 17, NO. 8

# Willow Glen **Times**

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## California Dept. of Public Health recommends masking for public indoor settings to slow the spread of COVID-19 and Delta Variant

In response to the spike in COVID-19 cases and hospitalizations, and new CDC guidance calling for masking measures to prevent the spread of the highly transmissible and deadly Delta variant, the California Department of Public Health (CDPH) updated its Guidance for Face Coverings, recommending mask use for indoor public settings, regardless of vaccination status.

"The Delta variant has caused a sharp increase in hospitalizations and case rates across the state. We are recommending masking in indoor public places to slow the spread while we continue efforts to get more Californians vaccinated," said Dr. Tomás J. Aragón, CDPH Director and State Public Health Officer.

Under the CDC's new guidance, more than 90% of California's population is currently in areas designated as substantial or high transmission.

According to the CDC, getting vaccinated helps protect from the virus and the circulating variants, including the Delta variant that is now seen in the majority of California's new cases.

California continues to work to increase vaccination rates across the state. This week, California took the nation-leading step of requiring state and health care employees to provide proof of vaccination or submit to regular testing. California had also led with its K-12 school guidance, requiring universal masking and other prevention measures as schools fully open for the upcoming school year.

CDPH is continuing to motivate businesses and local communities to encourage vaccination to prevent new outbreaks in areas of substantial and high transmission.

## Free family fun at Reid-Hillview



## CLASSIC CARS, AMAZING AIRCRAFT

### 12th Annual Hot San Jose Nights Airport Day returns Aug. 28 to Reid-Hillview Airport

*Bring the family to this free friendly classic car show and static airplane show*

Hot San Jose nights – *Airport Day* is always a huge success. The anticipated annual event combines a family fun classic car show with an airplane show for the entire family to enjoy.

This year the event returns on August 28 from 10 a.m. – 3 p.m. on August 28. Admission is free includ-

ing free parking.

The annual event brings the best of everything at the airport, including more than 40 static airplanes on display. Car guys and gals will be showing off an incredible array of classic cars from vintage custom hot rods, muscle cars, sleek sports cars, survivors, new special interest cars, and antiques. Military tanks will also be on display and kids are invited to sit in some. The band

See AIRPORT DAY, page 8



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Times **Community News**



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**Mission Chamber Orchestra of San Jose announces 25th season**

The Mission Chamber Orchestra of San Jose's 2021-22 Season presents four concerts in easily accessible venues.

In celebration of its 25th anniversary, the orchestra is offering all concerts for FREE, on a first come first served basis.

Highlights of the new season include four world premieres, a belated Beethoven birthday celebration, less-frequently featured solo instruments, and renowned violinist Rachel Barton Pine in a concerto by an Afro-Cuban composer.

The first event is scheduled Saturday, Sept. 25, 7:30 p.m. at Hammer Theatre Center, 101 Paseo de San Antonio, San Jose. Emily Ray will conduct Christopher Mann, guitarist, in Castelnuovo-Tedesco's Guitar Concerto no. 1, and the orchestra will present HyeKyung Lee's A-ri-a-rang, world premiere of string orchestra version, and Ludwig van Beethoven's Symphony no. 3, op. 55, "Eroica."

**About Mission Chamber Orchestra**

Founded by conductor and musical director Emily Ray in 1996, Mission Chamber Orchestra of San Jose (MCOSJ) is a volunteer orchestra performing spirited concerts in the South Bay. The 35- to 50-piece orchestra is known for its innovative programming that surprises and delights its

listeners. MCOSJ features world class artists as well as emerging professional soloists. It has given the world premieres of more than twenty works and the West Coast or South Bay premieres of many others. Brilliant Classics recently released a disc of A.J. Fernandes' Violin Concerto featuring Portuguese violinist Carlos Damas accompanied by the orchestra.

For more information visit: [www.missionchamber.org](http://www.missionchamber.org); Mission Chamber Orchestra of San Jose; P.O. Box 32872, San Jose, CA 95152; Phone: (408) 236-3350. [info@missionchamber.org](mailto:info@missionchamber.org)



Christopher Mann, guitarist

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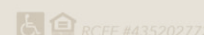
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## Motorcyclist dies after hitting a tree in the center median

Officers responded to the area of Foxworthy Avenue and Rubino Circle for a traffic collision involving a motorcycle at 10:45 p.m. on July 14.

An adult male was riding a motorcycle at a high rate of speed and traveling westbound on Foxworthy Avenue. The motorcyclist lost control and collided with a tree in the center median.

The victim was transported to a local hospital with life threatening injuries. Shortly after arriving he succumbed to his injuries and was pronounced deceased. The motorcyclist was wearing a helmet at the time of the collision.

Anyone with information on this investigation is urged to contact Detective Malvido #4206 of the San José Police Department's Traffic Investigations Unit at 408-277-4654.

## CDC analysis: Vaccinated people can spread Delta variant

A new analysis of the recent massive outbreak of COVID-19 in Massachusetts reveals "breakthrough" infections of the Delta variant for people who have been fully vaccinated.

Detailed in the CDC's Morbidity and Mortality Weekly Report last Friday, bolsters the theory that vaccinated people can become infected and spread the more transmissible Delta variant at the rate of 74 percent. Approximately one quarter (26 percent) occurred in unvaccinated people.

The "breakthrough" number of infections by percentage from vaccinated individuals are as follows: Pfizer BioNTech (46 percent), Moderna (38 percent) and Johnson & Johnson (16 percent).

Those infected had all been vaccinated on an average of nearly three

months before the breakthrough" infection occurred. Nearly 80 percent of the vaccinated patients with "breakthrough" infections had symptoms. The most common symptoms, aged 20-70 years old, were cough, headache, sore throat, fatigue and fever.

As a result of these new findings the CDC has recommended that everyone, including the fully vaccinated, should wear masks in indoor public settings in areas with significant COVID-19 transmission.

## Free, simple sign could save your home in a wildfire

After watching the massive 2020 LNU wildfire burn thousands of acres, destroy his neighbors' homes and threaten his home, John Mills teamed up with local firefighters and community leaders to create a simple sign that helps first responders better defend properties.

"The sign is designed to be simple, cheap, and effective," said Mills, founder of Sherwood Wildfire. "I asked my firefighter friends what information they needed to better defend a property, and they all came back with a lot of the same answers. So we designed a simple-to-read and use sign, and decided to give it away free for anyone to print out at home and use."

The Homeowner Wildfire Suppression Sign is free to download at [sherwoodwildfire.com](http://sherwoodwildfire.com) or can be purchased, pre-printed on a sturdy, lightweight material for \$10 + shipping.

The Homeowner Wildfire Suppression Sign is designed to give firefighters all the information they need to defend a property against wildfires. It lists the location of water sources, the location of combustibles like gas cans, and your contact information. It even has a space to list your Wi-Fi and password.

Firefighter Jason Hodge added: "Most people wouldn't think to include their Wi-Fi information, but during wildfires, cell service is often spotty. Wifi access for fire teams is a major communication advantage, especially in rural areas. For property owners, it's a bonus because firefighters are more likely to stay close to a property if they can access communications."

Sherwood Wildfire ([sherwoodwildfire.com](http://sherwoodwildfire.com)) is a Sonoma, CA-based Not-For-Profit organization formed in late 2020 to help give firefighters and residents resources they need to save homes and lives. Sherwood Wildfire has applied for 501(c)(3) (non-profit) status.

*Editor's note: All proceeds from the sale of the pre-printed Homeowner Wildfire Suppression Sign go towards the development of fire safety systems to help wildfire teams.*

# Valley Currents

current (adj.) Present, topical, timely, newsworthy. (n.) Movement in a definite direction, a flow.



Students, like those pictured at Merritt Trace Elementary School, will have to wear masks when they return to the classroom in the fall. Photo courtesy of SJUSD.

## Masks mandatory for Santa Clara County students

By Lorraine Gabbert

Article courtesy of San José Spotlight

The excitement of returning to school may be dimmed for Santa Clara County students, as they'll have to wear masks when they go back to the classroom this fall.

Last week, the Centers for Disease Control and Prevention recommended indoor masking for all teachers, school employees, students and visitors to K-12 schools, regardless of vaccination status. California guidelines go one step further and require masks indoors at schools. The CDC previously said vaccinated individuals didn't need to wear masks inside school buildings, but updated its guidance due to the rise of the COVID-19 Delta variant.

CDC Director Rochelle Paula Walensky said at a July 27 news conference that in rare occasions, vaccinated people infected with the Delta variant may spread the virus to others. "This new science is worrisome," Walensky said, "and unfortunately, warrants an update to our former recommendations."

San Jose Unified School District spokesperson Jennifer Maddox said the district follows California Department of Public Health mandates and informed parents, students, teachers and other employees a couple of weeks ago that masks will be required indoors, regardless of vaccination status. SJUSD also requires masks to be worn outdoors, except while eating, drinking or during intensive sports.

Exceptions to wearing masks include teachers alone in classrooms or individuals alone outdoors. Individuals who are exempt from mask wearing due to medical conditions are required to wear face shields with draping, she said. The move to require masks in school settings is already facing backlash.

On July 22, parent advocacy groups Let Them Breathe and Reopen California Schools jointly sued Gov. Gavin Newsom and state public health officials for requiring students to wear masks in schools, saying they interfere with student learning.

Reopen California Schools founder Jonathan Zachreson said returning to a normal school year after distance learning is crucial to kids' mental health.

"We really just need to get those kids back to normal," he told San José Spotlight.

Zachreson said the groups are hearing from parents and teachers, especially of young kids and those who speak English as a second language, that wearing masks inhibits students' abilities to learn sounds and words. "You have to see how the mouth is moving, facial cues and emotional response," he said. "Masks get in the way of being able to properly teach kids."

Mary Ann Dewan, superintendent of schools for the Santa Clara County Office of Education, told San José Spotlight that wearing face coverings indoors is an effective strategy to reduce the risk of COVID-19 transmission. But Dewan said there is a narrow exception to wearing masks for developmental reasons, such as phonics instruction. She said where face coverings cannot be used for communicating, assisting young children or those with special needs, a face shield with a drape can be used in the classroom as long as the wearer maintains physical distance from others.

Let Them Breathe founder Sharon McKeeman said while COVID-19 is not very deadly for children, mental health disorders can be. "We know our kids are at low risk from COVID. Unfortunately, our children are at very high risk from the mental health impact," she said, adding that wearing masks can be difficult for kids with ADHD and for teachers trying to engage with students. Maddox doesn't consider masks a hindrance to student learning. She said when students returned to school in the spring, wearing masks didn't seem to be a problem.

"The situations deemed most risky for COVID to transmit are indoor spaces where people can't be distanced more than six feet, and that's essentially

See MASKS, page 6

### Willow Glen Times

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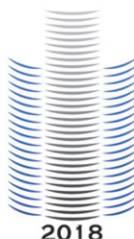
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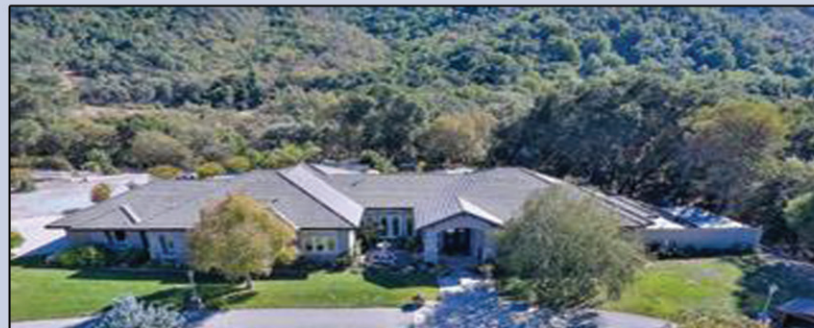
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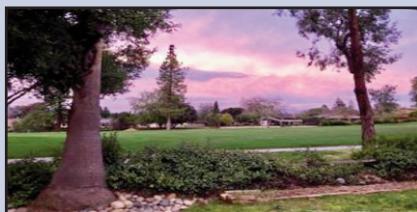
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Times **Feature**

# Masks

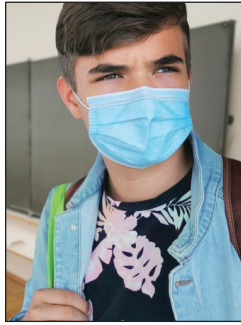
*Continued from page 4*

what our classrooms are," she said. "We're seeing a rise in the Delta variant; we're seeing it spreads a lot more easily and we know masks are one of the best preventative strategies we have."

Maddox said having everyone wearing a mask also avoids discrimination against those who can't get the vaccine. "We don't want to identify them or make them a target," she said. "Making everyone wear

masks is safer and equalizes things."

Hilaria Bauer, superintendent of Alum Rock Union School District, said during the district's summer program with about 2,000 in-person students, only one family had concerns about masking indoors. "It's about thinking about your neighbor," Bauer said. "Wearing masks is a good hygienic habit we need to learn. It's like washing our hands and brushing our teeth to prevent illness."



**Students will be allowed to unmask during class breaks**

East Side Union High School District Superintendent Glenn Vander Zee informed parents last week that everyone will be required to wear a mask indoors, regardless of vaccination status. Although he said he's aware of the discomfort students and teachers may have wearing masks, Vander Zee told San José Spotlight "the concern is making sure everyone feels safe." "It can be a long day

wearing the mask," he said. "Students will have the opportunity to unmask during class breaks."

Vander Zee said teachers will have to read the room as students become accustomed to wearing masks all day and provide additional breaks to make sure they're not a barrier to instruction. He said the school district's reopening committee, made up of students, parents and teachers, agreed most individuals understand wearing masks is for the safety of everyone. "I think our community will step up and do that," he said, "and support each other."

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Times In Memory

# Larry Lisenbee

June 28, 1948 - June 11, 2021

Resident of Willow Glen

Larry Lisenbee, a long-time resident of Willow Glen and the former Budget Director for the City of San Jose, passed away on June 11, 2021 at the age of 72 after a short illness.



Larry is survived by his children, Jeffrey, Michael, and David Lisenbee; his sister Linda and brother Robert; grandchildren Gabriela, Luna, and Sofia Lisenbee; and a large extended Lisenbee family.

Larry was born in Oildale, California to Owen Lisenbee and Mable Lisenbee (nee Holloway). He spent his childhood in McFarland, California. Larry's father had a small farm and Larry helped work the land there as a young man. He could often be seen covered in dust climbing down off of a tractor at the end of a hot summer day.

Larry graduated at the top of his high school class before starting his collegiate life at Bakersfield Junior College. Larry completed his undergraduate studies at San Jose State University and went on to earn his Masters degree from UCLA. After graduation, Larry returned to the Bay Area and began working for the Santa Clara County Health Department as an educator. It was through this work that he met his beloved wife Doris, a PhD psychologist who was the director of a

nonprofit community health clinic. Doris and Larry married in San Jose in 1980.

In 1986, Larry took a job in the San Jose City Manager's Budget Office. He quickly rose through the ranks and became Budget Director, a position he held for over 20 years. He was known as a strategic thinker, creative problem solver, and a leader who could anticipate and navigate the most impossible of budget challenges, always having the City organization's and community's best interest at heart. He was beloved by his staff, serving as a mentor to so many, and he created deep friendships that have lasted well beyond his retirement in 2007. After retirement, Larry worked as a consultant for numerous cities in and around the Bay Area, including the City of Stockton, which he helped recover from the financial crisis following the Great Recession. He spent the remainder of his post-retirement life devoted to his wife Doris and her work with the Silicon Valley Holocaust Remembrance Association.

A lifelong sports fan, Larry could always be found at local sporting events and was a season ticket holder to the San Jose Sharks, San Jose Earthquakes, and San Jose State Football. Some of his sons' earliest memories are of attending sporting events with their dad. Having grown up in southern California and being a UCLA alumni, Larry was also a fan of any UCLA sports team, the Lakers, and unfortunately for his family of Giants fans, the Dodgers. Larry's love for sports rubbed off on his three sons and wife Doris, even if his choice of teams did not.

Larry was a devoted father to his three

sons, whom he considered his pride and joy. Despite the long hours and devotion to his job, Larry never missed his sons' sports games. All three sons fondly remember Larry packing the car to the brim and driving the family to weekend soccer tournaments all over California. Even during the all too frequent 8:00 a.m. games, Larry could always be found on the sidelines cheering on his sons. And on weekdays after his sons completed evening sports practices, Larry would then spend hours checking their homework for correct grammar and spelling.

As important as sports were to Larry, nothing came above education and guiding his three sons to work hard and excel in school. Successful report cards for his sons still hang on the walls of the family home to this day.

Larry will be remembered for his kind heart, affable personality, dedication to and love for his children and wife Doris, professional success and leadership, and the full life he lived. He leaves behind a rich and everlasting legacy, and his family and friends will miss him dearly.

# Kendall Leonard Dyson

July 17th, 1941 - May 24, 2021

Resident of Willow Glen

Ken passed away at the age of 78. He was born in Princeton, MN to Sadie and Leonard Dyson. His family moved to Salinas, CA when he was in the sixth grade. He graduated from

Salinas High School, went on to graduate from University of the Pacific where he joined Delta Upsilon Fraternity and then served in the National Guard. He met his wife, Carol, in college. They were married just shy of 55 years.



Ken is also survived by his three children, Kevin Dyson, Kristen Beckwith (Paul) and Kolleen Fraser (Chris) and nine grandchildren, Ivy, Josh, Delaney, Tommy, Paige, Mike, Jake, Colton and Kyle. In addition to his children and grandchildren, he is survived by his brother, Larry Dyson, and his sister, Darlene Dyson.

Ken began his career as a parasitologist with Shell Chemical. Right after their wedding, Ken and Carol were transferred to New York City for three years. Then they moved back to San Jose, CA when he became a stockbroker and football and basketball referees.

Ken loved to support his children and others coaching basketball, baseball and volunteering as Santa at many events. Enjoying horse racing with his buddies brought

him great pleasure. He loved to travel and encourage his children to have many experiences. He always had a smile, a laugh, a dance or a kind and helpful deed of giving. Ken had a deep love for his family, friends and nature. He was a wonderful husband, father, Grampy, brother, uncle, nephew, cousin and friend.

Ken's life was held on his birthday, July 17th, at Saratoga Springs.

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**Times In Memory**



**Airport Day**

*Continued from page 1*  
 Identity Problem will provide incredible music so you and your family can enjoy a fun and upbeat day in the sun.  
 "Bring your chairs and coolers and enjoy the day with us!" said event founder, Michael Hennessy. "We will have great live music and fun food all day, including food trucks vendors, which will round out the show. School robotics teams and ROTC will also be participating. And don't miss the Civil Air Patrol presenting the Color Guard during the National Anthem in the Opening Ceremony at noon."

**Second Harvest Food Bank**  
 Event goers are encouraged to bring canned food for Second Harvest Food Bank that can be placed in barrels at the entry point. Feeding kids during summer months can be a worry to some families, not just Thanksgiving and Christmas time.



**Award of Excellence**  
 Awards of Excellence will be handed out at noon during the opening ceremony to the Best of the Bay Honorees. Assisting **Mike Hennessy** with the honors will be California State Senator **Dave Cortese** and **Cindy Chavez**, County Supervisor District 2 (above, L-R).

**Scheduled events**  
 Angela Tirado, the "Voice of San Jose" will show off her beautiful voice as she sings the National Anthem at the opening ceremonies scheduled at 12 noon.

Baylands RC Group, directed by Ray Manuel, will present "The Greatest Little Air Show in the World" with hundreds of RC planes on display and flying demonstrations, complete with commentary, starting at 12:15 p.m.

San Jose State University aviation program, one of the Nation's oldest and the only public institution in California, is welcoming event goers to sit in their aircraft and talk with students and faculty. This gives everyone a chance to learn more about the educational opportunities we provide. The program offers a BS in Avia-

tion with an emphasis in professional flight, operations, aviation management, and Maintenance Management.

**Military Tanks displayed**  
 The Eagle Field Foundation will be displaying military vehicles including an array of tanks! The Eagle Field Foundation Mission is to continue military history and technology preservation, veteran appreciation, educational and related events, and activities for local communities. Founded by a group of like-minded historians, engineers, mechanics and veterans, the Eagle Field Foundation - 501C3 California Non-Profit - was established to provide a totally unique educational experience for young and old.

**Antique Autos**  
 Check out this year's selection of these very old and well cared for antique vehicles. You can learn a lot about the history of the automobile by talking with their very knowledgeable owners. What antique autos are increasing the most and also find out which antique cars are increasing in value for the collector.

**Author Dennis Mattish**  
 Meet **Dennis Mattish** (below), famous local auto racing authority and photographer and have him sign your book or pick one up and browse his many photos.

Hot San Jose Nights is sponsored in partnership with California State Senator Dave Cortese, District 3 County Supervisor Otto Lee, and District 2 County Supervisor Cindy Chavez. Business Sponsorship includes: Car Guy Channel; Santa Clara County Supervisor Cindy Chavez; Eagle Field Foundation; Evergreen Times; Mike Hennessy Automotive; Santa Clara County Supervisor Otto Lee, Reid-Hillview Airport; and Tradewinds Aviation.



Registration forms for the car show, food trucks, vendors, non-profit organizations as well as more information can be found at [www.hotsanjosenights.com](http://www.hotsanjosenights.com).

Reid-Hillview Airport is located at 2500 Cunningham Avenue, San Jose CA 95148. For more information, visit: [www.hotsanjosenights.com](http://www.hotsanjosenights.com).

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Times Feature



Roald Dahl's *Charlie and the Chocolate Factory*

# Broadway San Jose announces updated 21-22 season lineup

By William Bellou  
Publisher

Broadway San Jose General Manager Gretchen Feyer announced the updated lineup that will make up the company's upcoming 2021-22 season.

The season opener is *Hamilton* (Oct.12-31), followed by the all-new touring production of Broadway's Tony Award-winning musical, *Hairspray* (Nov.23-28).

The new season also includes the previously-announced *Roald Dahl's Charlie and the Chocolate Factory*; the hit musical comedy, *Tootsie*; the Tony and Grammy Award-winning pop culture phenomenon, *Dear Evan Hansen*; and Diane Paulus' new staging of the Tony Award-winning musical, *1776*.

Season add-on productions include the Culinary Variety Show, *Alton Brown Live: Beyond The Eats*; the spellbinding new holiday production, *A Magical Cirque Christmas*; the sell-out hit musical, *The Simon & Garfunkel Story*; the international Irish dancing spectacle, *Riverdance*; the 25th anniversary farewell tour of the Pulitzer Prize and Tony Award-winning landmark rock musical, *Rent*; and the critically-acclaimed Tony Award-winning musical, *Come from Away*.

"We are so excited to welcome audiences back to San Jose's Center for the Performing Arts for a season full of Broadway hits, including several San Francisco Bay Area exclusives and can't-miss returning favorites," Feyer said. "We are working diligently behind-the-scenes to create and expand new safety protocols and on-site operations to ensure a positive experience for our patrons, staff, and cast and crew members."

Broadway San Jose season subscriptions start as low as \$280 for the basic six-show package and can be purchased by visiting [broadwaysanjose.com](http://broadwaysanjose.com) or emailing [seasontickets@broadwaysanjose.com](mailto:seasontickets@broadwaysanjose.com).

A limited number of President's Club memberships are available, which include center orchestra seats, access to the President's Club Lounge with exclusive-use restrooms and bar, complimentary snacks, invitations to cast parties and other special events, a welcome gift (for full season subscribers), plus concierge serv-

ice for purchasing theatre tickets in New York, Chicago, London, and Los Angeles.

To purchase a President's Club membership, email Sally Souders at [ssouders@broadwaysanjose.com](mailto:ssouders@broadwaysanjose.com).

Season ticket holders receive a significant discount versus regular single ticket prices. Other benefits include preferred seating, ticket exchanges, and special offers. In addition, season ticket holders will be invited to subscriber events and receptions held throughout the year, as well as access to Subscriber Lounges located on each side of the Center for the Performing Arts before every performance and at intermission.

All performances for Broadway San Jose's season will be held at the 2,600-seat San Jose Center for Performing Arts, unless otherwise noted. San Jose Center for Performing Arts is a mid-century modern architectural showcase designed by the Frank Lloyd Wright Foundation, at the corner of Park Avenue and Almaden Boulevard

in downtown San Jose. Broadway San Jose will continue to monitor guidelines from the CDC and state and county officials for the latest public health innovations to continually update these procedures.

**HAMILTON**

OCTOBER 12-31, 2021

Press Night: Wednesday, October 13, 2021

HAMILTON is the story of America then, told by America now. Featuring a score that blends hip-hop, jazz, R&B and Broadway, Hamilton has taken the story of American founding father Alexander Hamilton and created a revolutionary moment in theatre—a musical that has had a profound impact on culture, politics, and education. With book, music, and lyrics by Lin-Manuel Miranda, direction by Thomas Kail, choreography by Andy Blankenbuehler, and musical supervision and orchestrations by Alex Lacamoire, HAMILTON is based on Ron Chernow's acclaimed biography. It has won Tony®, Grammy®, and Olivier Awards, the Pulitzer Prize for Drama, and an unprecedented special citation from the Kennedy Center Honors.



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# Report: 2021's best places to flip houses

With house flippers earning an average gross profit of \$63,500 in Q1 2021, the personal-finance website WalletHub today released its report on 2021's Best Places to Flip Houses, as well as accompanying videos and expert commentary.

To help serious real-estate investors find the best markets to list their flipped properties, WalletHub compared more than 170 U.S. cities across 26 key metrics. The data set ranges from median purchase price to average full home remodeling costs to real-estate agents per capita.

#### Best Cities to Flip Houses

1. Sioux Falls, SD
2. Missoula, MT
3. Peoria, AZ
4. Nampa, ID
5. Tampa, FL
6. Mobile, AL
7. Boise, ID
8. Rapid City, SD
9. Gilbert, AZ
10. Knoxville, TN

#### Worst Cities to Flip Houses

163. Oxnard, CA
164. Wilmington, DE
165. Jersey City, NJ
166. New York, NY
167. Los Angeles, CA
168. Bridgeport, CT
169. San Francisco, CA
170. Yonkers, NY
171. Oakland, CA
172. Newark, NJ

#### Best vs. Worst

- Pittsburgh has the highest average gross return on investment, 128.12 percent, which is 9.4 times higher than in Raleigh, North Carolina, the city with the lowest at 13.64 percent.

- Montgomery, Alabama, has the lowest median purchase price, \$60,000, which is 15.3 times lower than in San Jose, California, the city with the highest at \$920,000.

- Memphis, Tennessee, has the highest share of home flips, 11.95 percent, which is 6.1 times higher than in Portland, Maine, the city with the lowest at 1.95 percent.

- Charleston, South Carolina, has the most real-estate agents (per 100,000 residents), 247, which is 41.2 times more than in Worcester, Massachusetts, the city with the fewest at 6.

- Little Rock, Arkansas, has the lowest average full home remodeling costs, \$75,888, which is five times lower than in Atlanta, the city with the highest at \$375,734.

To view the full report and your city's rank, visit [wallethub.com/edu/best-cities-to-flip-houses/23158](http://wallethub.com/edu/best-cities-to-flip-houses/23158)

#### Expert Commentary

*What are the most common mistakes people make when trying to flip a house?*

"The most common mistake is easily the mistake of the rose-colored glasses. Especially as the popularity of 'fix and flip' shows have grown, people believe that flipping a house is an easy way to make a great deal of money quickly...While it is sometimes possible to do a few cosmetic repairs and earn a handsome profit, investors should beware of their own optimism. Older houses, in particular, may have a lot of charm which looks in need of some polish, however, a new coat of paint cannot solve a structural problem or make up for obsolete plumbing or electric wiring."

**Brittany Cousins** – Professor, Duke University

"The most common mistakes are underestimating the costs and the time involved for a successful 'flip.' It is better to contact the local building inspection department before starting any work to pull proper permits. Each city or municipality may have different rules and regulations, so better to start off on the right foot by knowing the rules first."

**John Sobota, M.S.** – Lecturer / REPM Ambassador, University of Wisconsin-Stout

*What is the best way to finance a flip? Should people try to go all cash or is borrowing the way to go?*

"Cash is the simplest, particularly the first time around, and it will generate the lowest returns. But it is the least likely to result in a financial default (in which case you may lose everything), assuming you have sufficient additional cash for the repairs, home prep, and sale. Short-term loans are very attractive, and interest rates should remain low for quite some time. But if you take out a loan, ensure you can make the payments until the home is sold, and allow a generous margin for delays."

**James Refalo** – Professor, California State University, Los Angeles

"In business, proper leverage will result in higher potential returns. However, flipping houses is a risky business. I suggest that if you are planning on financing part of your flip, you should plan to have at least 50 percent of the total cost of the project including the purchase price of the property and the cost of renovation. Usually, when you show a lender that you have significant skin in the game, loan terms are meaningfully more favorable."

**Daniel Huerta-Sanchez, Ph.D.** – Assistant Professor, Florida Gulf Coast University

*What factors – financial and otherwise – should go into the decision of whether a house is a good candidate to be flipped?*

"Understanding the original type of construction and the ongoing maintenance investments made by prior homeowners is central for evaluating development risk. Finding an engineer and an inspector that you trust is a major step in that direction. Sometimes in real estate, you make money by walking away from a deal. So, learning how to say "no" is important."

**Jesse M. Keenan, M.Sc., Ph.D., J.D., LL.M.** – Associate Professor, Tulane University

"Knowing as much about the physical issues as possible is critical. So is having detailed information about any environmental issues that could jeopardize the whole investment...Understanding potential legal problems, such as encroachments, building code violations, and non-compliance with ADA and other regulatory matters, is equally important given the potential to seriously damage the buyer's ability to flip the property at a future date. Of course, the initial point to be verified is that the re-sale of the house will fully recover the initial purchase price of the house, the restoration and renovation costs, the carrying costs, and a suitable profit margin."

**Nicholas Stolatis, CPM, RPA, LEED-AP BD+C** – Principal, EPN Real Estate Services, Inc.

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Times Feature

TECH JARGON OF THE WEEK

Self-Parking

By Shubhi Asthana  
Special to the Times

Have you ever stumbled into a conversation where everyone is speaking around this “techie” word – and even after you’ve broken in, it is difficult to understand the unfamiliar jargon and acronyms? Well, there’s no need to sweat it. Let me teach you the meaning of some commonly used tech words:

Self-Parking

Parking can be an ordeal in congested areas like Downtown Campbell, where squeezing your car in tiny spaces is a vital skill. It’s seldom an easy task and can lead to traffic tie-ups which can be unnerving in narrow streets.

Fortunately, technology has answers – cars that park themselves. The same technology used in self-driving cars can be used for self-parking as well as collision avoidance systems. Imagine finding the perfect parking spot, but instead of struggling to maneuver your car back and forth, you simply press a button, sit back, and relax. This autonomous valet and its convenience truly sell most people on autonomous vehicle technologies.

The first vehicle to parallel park a car was a prototype built in France by the Institut National de Recherche en Informatique et an Automatique (INRIA), setting the foundation for what has now become commercially available in self-parking vehicles. Many major automotive manufacturers like Ford, BMW, and Volkswagen are working to introduce semi-automated parking systems in their vehicles. All are using systems based on the Society of Automotive Engineers (SAE) J3016 standards.

The basic procedure for parallel parking starts with finding a suitable parking space. Assessing the best approach for getting into that space is done by considering variables such as the space’s size, the amount of room available for maneuver, and the capabilities of the vehicle to be parked. Humans can (theoretically) do this quickly and without much conscious thought. Computers require a little more training.

Sensors on the front and rear bumpers of a vehicle can be used to detect most of the variables involved. Proximity sensors for park-assist usually use electromagnetic or ultrasonic detection to determine the distance to and size of an object near the vehicle. The more common ultrasonic sensors

work in a way like the echolocation bats use to find their way around. Once distances are determined, calculations are made by the parking system’s computer to set the best course of action for parking. Since some control is still usually in the hands of the driver (mostly forward reverse and braking), adjustments must be made to accommodate mistakes made by the human involved.



The 2018 Audi A8 is a popular self-parking car.

The vehicle steers itself into the slot and announces the completion of parking with a tone and visual

image. The first few times an experienced driver tries this system it seems highly foreign, and the urge to grab the steering wheel or apply too much brake is high. This subsides after a few tries, though, and leaves one amazed at how well the system parks the vehicle, even in what would seem to be impossible spaces.

Self-parking is the first big step towards fully automated vehicles. Most in the industry are

expecting fully automated vehicles to begin availability in the near future, likely with self-parking or nearly autonomous parking as a primary feature.

Do you enjoy reading this column? Send in your comments or feedback to the author at shub.saxen@gmail.com. Shubhi Asthana works as a Research Senior Software Engineer at the IBM Almaden Research Center, San Jose.

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**Eagle Field Foundation Military tanks on display! ★ San Jose State Aviation with hands on airplanes & helicopter! ★ Baylands RC Airshow! ★ Military tanks on display! ★ Antique Autos display! ★ Civil Air Patrol Color Guard! ★ Local Racing authority and photographer Dennis Mattish will be selling his 5 local history of racing books and photographs and signing autographs! ★ Fire truck! ★ And much more!**

Times **Feature**

# Jazz OFF the Plazz gala will help keep Los Gatos Jazz alive

Kim Nalley to perform Sept. 26

Los Gatos Music & Arts and Linda L. Lester present *The GALA* featuring renowned vocalist **Kim Nalley** (inset) in a special tribute to Billie Holiday on Sunday, Sept. 26 from 5 to 9 p.m.

The concert benefiting *Jazz OFF the Plazz* for 2021 is called "Cool Cats in Los Gatos" and will be held at La Estancia Estate, 18000 Overlook Road, Los Gatos, CA.

Free valet parking opens at 5:00 p.m. Gates open at 5:15 p.m. Cocktails served 5:30 - 6:00 p.m. Ap-petizers and small plates from 6:00 - 7:00 p.m. Live Auction at 7:00 - 7:15 p.m. Performance 7:30 - 8:30 PM. Farewell and auction item pickup by 9 p.m.

The GALA features the renowned vocalist, Kim Nalley along with Tammy Hall (Piano) Michael Zisman (Bass) Mads Tolling (Violin) and Leon Joyce (Drums). Dr. Nalley has been awarded "Most Influential African American in the Bay Area" in 2005 and "Best Jazz



Group" in 2013, and is already being called "legendary" and a "San Francisco institution."

Audiences are awed by Nalley's aura of a diva from a by-gone era, packing a 3 1/2 octave range that can go from operatic to gritty blues on a dime with vocal projection that can whisper a ballad yet fill a room with no microphone. She has toured the world gracing concert halls from Moscow to Lincoln Center and festivals from Umbria Jazz to Monterey Jazz garnering effusive international press, awards, and ranking high on the Jazz charts.

**About Los Gatos Music & Arts, Inc.**

LGM&A provides opportunities for our Silicon Valley community to enjoy and appreciate a full spectrum of fine arts through live performances, exhibitions and educational programs. Los Gatos Music & Arts produce outstanding quality, free-to-the-public concerts, featuring world-class local and international musicians. Additionally, they sponsor youth workshops and provide funding for music and arts programs for people of all ages.

Tickets: [www.jazzon-theplazz.com](http://www.jazzon-theplazz.com); Artist Website: [www.kimnalley.com](http://www.kimnalley.com). Photo courtesy of Los Gatos Music & Arts.

## COUNTY SCHOOL REPORT

# August brings a new school year

By Dr. Mary Ann Dewan  
*Special to the Times*

With the new month of August comes a new school year.

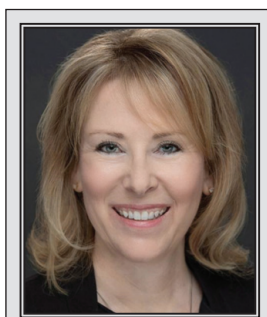
Although it is not the typical start to school, I am looking forward to an incredibly positive and successful year.

School employees, school leaders, elected officials and others have been preparing for the next school year and the planned return to full in-person instruction. Schools are ready.

While many families are also excited and ready for full-time reconnection for their children, others are anxious or unsure about potential risks.

The school districts in Santa Clara County are committed to the health and wellness of the students, staff, and their families. Schools will continue to foster resilience, perseverance, and the ability to communicate effectively in diverse learning situations.

The guidance for universal masking eliminates the physical distancing requirements. Our office and the County school districts must follow the guidelines set forth by the California Department of Public Health



**From the Superintendent**  
Mary Ann Dewan, Ph. D.

(CDPH) and the California Department of Education (CDE).

- Masks are required for all students when indoors and for adults when students are present.
- Masks are required on school buses.
- When outdoors, masks will be optional for everyone.

These measures need to be implemented and practiced to mitigate the spread of COVID-19 and its variants while providing the safest educational environment possible.

I want to thank our parents, families, and staff for their partnership and commitment to our youth. I look forward to reconnecting with students, staff, and families as the beginning of the school year gets underway.



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SJMN#6547945; January 28, 2021

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- **4 bd/2 ba | 1,884 sf on a 7,205 sf lot | Attached 2 car garage**
- Bright and airy living room with considerable natural light, three panel sliding glass door that leads to covered patio, built-in shelving, and floor-to-ceiling brick fireplace
- Open-concept gourmet kitchen with granite slab countertops, modern stainless appliances, built-in oven, glass-ceramic blend cooktop, and vintage 1950's cabinetry with black hardware and plenty of storage space
- Living room adjacent to kitchen provides the perfect flow for entertaining and features spacious dining area and durable vinyl wood plank flooring
- Step down from the living room into the comfy bonus room that features built-in media cabinetry, a custom workspace with multiple stations that's perfect for remote work, recessed lighting, ceiling fans, tons of storage space, and easy access to covered patio
- The primary suite features dual closets and an attached bathroom with an adorable vanity and shower/tub combo
- Three spacious guest rooms that can easily be converted into a home gym, arts & crafts room, library, and more
- Updated guest bathroom features custom floor-to-ceiling tiling and shower/tub combo
- Wrap-around rear grounds with lush trees are the ultimate blank canvas to make all of your landscaping dreams a reality
- Lovely outdoor patio with shade-giving wood pergola—the perfect place for year-round California entertainment
- Spectacular location in highly-sought-after Cambrian neighborhood



**PRICE REDUCTION:**  
**6585 Cooperage Court**  
List price reduced 70K to \$1,128,000



# JACKIE JONES

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