

**SEMI-PRO FOOTBALL TEAM MAKES AN IMPACT BY GIVING BACK TO THE COMMUNITY – P. 4**



**LETTERS FROM SANTA, HOLIDAY PERFORMANCES, AND MORE FESTIVE FUN – SEE PAGE 18**

**LELAND ROBOTICS TEAM PARTNERS WITH SAN JOSE CITY LIBRARY FOR PROGRAMS – P. 8**



DEC. 2–DEC. 15, 2016 ■ VOL. 29, NO. 25

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# Almaden Times

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## Passionate debate over development

### Proposed housing near Boulder Ridge has neighbors taking sides

By Lorraine Gabbert  
Senior Staff Writer

A passionate debate is raging between residents and developers regarding a proposed housing development on a hillside along Winfield Blvd. near Almaden Lake Park.

The 20-acre parcel is private open space owned by Valley Christian Schools. Developer Bill Myers proposes dedicating 19 of those acres as public open space, along with an improved trail, in exchange for having one acre rezoned as residential.

While some view this private-public partnership as an opportunity to acquire open space, others want to preserve the scenic beauty of the area and are concerned it will make acquisition of open space unfeasible in the future.

On November 16, the Planning Commission unanimously denied Myers' request to amend the General Plan and change the site's 'Open Space Parklands and Habitat' designation to a 'Residential Neighborhood' designation. One reason is that Valley Christian, which owns the land, was previously granted permission to build high-density housing at the base of the hill in exchange for a promise to leave the remainder as open space. The Planning Commission also considered the California Environmental



Developer Bill Myers proposes dedicating 19 of these private open space acres as public open space, along with an improved trail, in exchange for having one acre rezoned as residential.

Quality Act.

"There was an agreement by the developer 20 or 30 years ago with it being set aside long-term," says Planning Commission Chair Ed Abelite. "There is no compelling reason to overturn that decision. I don't want to set a precedent with this one."

Planning Department staff had recom-

mended the project be denied, as it conflicts with San Jose's General Plan. "This site is not within a designated growth area such as an urban village," says planner Justin Daniels. "The proposed General Plan amendment is also inconsistent with policies related to infill development and rural and hillside development."

"The owners of this property made a commitment to the people of San Jose that if a portion of the residential land was converted to high-density residential, the remainder of the lot would be set aside as open space," says Ann Hall, President of Lakeview Terrace Homeowners Association. "Measure Q shows people's desire to maintain land in its natural state, to protect the environment, provide adequate space for wildlife and to ensure that San Jose remains a wonderful place to live. The Open Space Authority cannot pay more than the appraised value of the land. Converting this plot from open space to residential will signal to other landholders of open space that they too, can convert their property from open space to residential, increase the perceived value of their land and preclude purchase by the Open Space Authority. It will also signal that commitments made to the people of San Jose do not need to be honored."

The Planning Commission's action is only advisory to the City Council, which will hold a public hearing on December 6. However, Councilmember Johnny Khamis believes that the Planning Commission made the correct decision. "I'm supporting the Planning Commission's efforts," he says. "What I promised the community is that I'd take a look at all the information that came out of the previous land deal, and I'm convinced that the previous land deal struck with Valley Christian basically did promise and assert that the leftover land would become open space, so I'm willing to abide by that decision. I want to

See DEVELOPMENT, page 16

## Registrar of Voters' Office conducting automatic Nov. 8 election recounts

The Santa Clara County Registrar of Voters' Office began conducting automatic recounts on several contests throughout Santa Clara Valley on Monday, Nov. 28.

The recount is based on unofficial semi-final results following the tabulation of polling place, provisional, and Vote by Mail ballots from the Nov. 8, 2016 Presidential General Election.

In San Jose, the contests that will automatically be recounted are San Jose City Council

Member (District 8) and Measure Y - San Jose Unified School District.

The Registrar of Voters' Office has more than 150 staff members working on the automatic recounts from 8 a.m. to 6 p.m., seven days a week, until all of the recounts have been completed.

Per the direction of the Santa Clara County Board of Supervisors, the following conditions are required in order to trigger an automatic recount:

- The district in which the con-

test is being held is entirely within the boundaries of Santa Clara County;

- The contest is not for any state or federal office; and

- The margin of victory for the candidate or measure is within 0.5% of the total number of ballots cast or 25 votes.

For the purposes of determining whether to conduct an automatic recount, the margin of victory refers to the difference between winning and losing candidates or passing and failing

measures.

The recounts are expected to last between seven and eight days. The costs incurred in the automatic recounts will be paid for by Santa Clara County.

The final results for the November 8, 2016 Presidential General Election will be certified by the Registrar of Voters on December 8, 2016 after all manual recounts and audits have been completed, as required by state law. The certified results will be posted online at [www.sccvote.org](http://www.sccvote.org).



Thousands of ballots arrive at Santa Clara County Registrar of Voters on Election Day

SEE OUR LISTINGS OF LOCAL REALTORS, CLASSIFIED ADVERTISING AND HOME IMPROVEMENT ADVERTISEMENTS INSIDE THE BACK COVER



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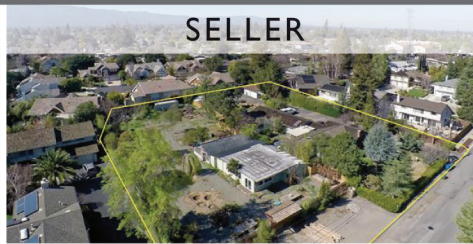


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15565 Camino Del Cerro  
Sold for \$2,700,000



BUYER

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Sold for \$2,200,000



SELLER

21720 Calero Creek Court  
Sold for \$2,200,000



SELLER

6578 Tam Oshanter Drive  
Sold for \$1,544,000



SELLER

6633 Broadacres Drive  
Sold for \$1,975,000



SELLER

2217 Rock Steet  
Sold for \$1,358,000



SELLER

1430 Patio  
Sold for \$1,120,000



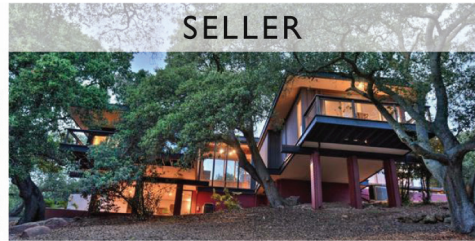
SELLER

5448 Colony Green Drive  
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1721 Marina Way  
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6509 Camelia Drive  
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BUYER

1310 Chandon Court  
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SELLER

4016 Bismarck (Duplex)  
Sold for \$970,000



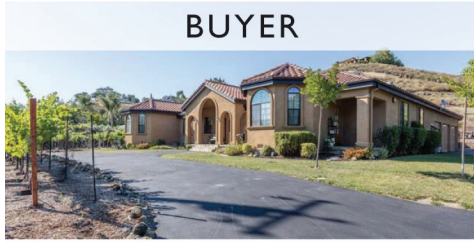
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BUYER

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## This Week:

### POLITICS

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### SCHOOLS

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### ARTS

Free Christmas musical to be presented Dec. 9-11: **HOLIDAY EVENTS: PAGE 18**

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# Valley Currents

*cur·rent (adj.) Present, topical, timely, newsworthy. (n.) Movement in a definite direction, a flow.*

## Semi-pro football team makes strong impact giving back to the community

By Sean Eastwood  
*Times staff writer*

For the players on the South Bay Patriots semi-pro football team, football is more than a game. It's a way to connect to the community and make an impact both on and off the field.

Almaden resident and Patriots founder Ron Birdsall has been involved with coaching youth flag football teams, on up to the high school level, the South Bay Patriots, of the Pacific Coast Football League. Birdsall's goal is to pass the values they have learned from the game onto the next generation of players.

For 23 years Ron Birdsall has been in the cabling industry in the San Jose Bay Area. Owning his second successful company and building some of today's tech giants, Ron brings experience and expertise to the trade. "Growing up working for my grandfather and then my father in the construction trade has instilled strong work ethic and a determination to be the best at his skill," said Birdsall.

Ron owns a local business, Walkercabling.com, which serves both small and medium businesses network infrastructure needs in the Bay Area - he's played semi pro football for 20 years and was inducted into the semi pro football hall of fame in Dec. 2015.

He founded the team last year out of desire to provide a positive and productive outlet for adult players, many of whom he's sponsored and mentored for multiple seasons. He's coached Popwarner and various youth athletic teams for a number of years, and many of his players have gone on to play HS and college football.

Several of the Patriots players coach local youth football teams, and many others have taken players under their wings. From guiding them with football techniques, to helping them learn life skills, the players know the biggest thing that football offers. Your football team becomes your family.

Patriots long snapper, Chris Ruane, and Head Coach of the ADAL Blach Middle School Falcons flag football team in Los Altos, sees the



Patriots founder Ron Birdsall

impact that coaching can have on the youth. "There are too many coaches who coach for the wrong reasons, and it directly carries over to players and how they operate later in life, said Ruane.

"If we can properly show kids how to be decent people while working closely with a family/unit, we're giving them the tools to do great things in the world."

Jesus Carbajal, linebacker for the Patriots, and Defensive Coordinator for the Evergreen Valley High School football team, wants the next generation to be able to get all of the things he has gained from football. "Football gave me an opportunity to travel the country, obtain a college education, as well as qualities and characteristics that I put to use in everyday life," said Carbajal. "Sports help you develop and adapt to the world without losing composure and build confidence within yourselves to go achieve any goal you may have."

South Bay Patriots offensive linemen, Avido Sainz, and Head Coach of the Del Mar Dons Junior Varsity High School football team, has leaned on football through the ups and downs of

life.

"It started back in my college days as a player, being a low income and dyslexic athlete. I didn't know how to prepare myself, or fully understand what it took to be on top of my grades," said Sainz. "I wanted football so badly, but didn't have that one person to guide me through difficult times."

Sharing his story of struggle and success with his players has made Sainz a mentor to many of his players. "I decided to coach when I was 22 years old, — I had just lost my job, I had too much time on my hands, and had an itching to coach football," said Sainz. "I figured, I had tons of knowledge about my position, and my energy, coupled with my love of the game could help another young athlete."

Sainz soon realized that he could relate to the struggles that some of the athletes he coached were experiencing. "They know they can come to me with their frustrations, or whatever is on their mind," said Sainz. "There is nothing like being able to help an athlete steer their lives in the direction they want to go, even with all the distractions that occur in their daily lives."

The South Bay Patriots football team is a non-profit organization dedicated to providing an excellent on-field experience for their fans and sponsors, and an opportunity for their players to showcase their talents. In addition to on field performance, the Patriots staff and players are a volunteer group that helps support the local community. This season alone, there are a dozen Patriots players and coaches who volunteer their time and talents in support of various youth sports organizations in the Bay Area.

The South Bay Patriots will participate in the UCFL Veteran's Bowl charity game in Patterson, CA on December 3rd, benefiting children of parents who are serving in the U.S. Army.

For more information about the South Bay Patriots, please visit: [SouthBayPatriots.com](http://SouthBayPatriots.com).

## Mailbox



### Yeager right on about VivaCalle

Dear editor,

Mr. Yeager's article last month on VivaCalle is spot on.

I believe that by San Jose hosting such a community-engaging event, it really helps bring everyone together on a beautiful day with the

sole purpose of having fun and enjoying each other's company.

Working at Mikes Bikes in Downtown Willow Glen I was able to experience this event first hand. Although not being able to actually explore the festivities, I did have the pleasure of being able to talk to dozens of people who came by the shop about their day, which was nothing short of enjoyable.

With dogs, kids, food and bikes everywhere, VivaCalle allows everyone to have a great time. Something spectacular stood out among all the multitude of great events that occurred during the day. At the time VivaCalle was hosted, the

presidential election was at a close tie and tensions were high around the country. Not once during the day did I see an argument over candidates. Not once did I see a protest and not once did I see a political debate in an environment that is hardly appropriate. It brings so much beauty to humanity when something as simple as a beautiful day with friends and family can nearly eliminate such deep anger some people have towards others. I was reminded in that moment I realized this how badly people just want to be happy and how well VivaCalle had done at doing just that.

**Connor Walsh**

*San Jose State University*

**Almaden Times**

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## 7170 Wooded Lake Drive *Fabulous Two Story Almaden Valley Home!*

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## 5875 Dry Oak Drive *Gorgeous Almaden Tri-Level Townhome!*

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## 16320 Alexander Court, Monte Sereno *Fabulous home in the prestigious Almond Grove neighborhood!*

Perfect Opportunity For Expansion to 3,900+/- Square Feet. Ideally located just minutes from Bachman Park and downtown Los Gatos. 3 Full Bedrooms, 2 Bathrooms, Approximately 2,006 square feet of living space. Features two fireplaces, rich planked cherry wood floors, marbled tiled flooring in both the entry and kitchen. Swimming pool and spa, framed by mature Redwood trees, beautiful landscape, and citrus trees. Award winning Los Gatos schools. Price Upon Request



## 20784 Via Corta *13 Beautiful Acres of Property in Almaden Hills!*

High above Almaden Valley. Enjoy this custom home offering approximately 2,719 square feet of living space. 4 Bedrooms and 3 bathrooms, which includes a guest suite. Excellent horse property featuring 3 barns. Top Almaden Schools. Price Upon Request



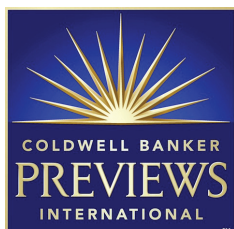
## 5000 Hecker Pass Road, Gilroy *Magnificent Horse Ranch!*

This beautiful one-of-a-kind property features 4 large bedrooms, 4 bathrooms, Approximately 4,330 square feet of living space. Enjoy the stunning pebble pool/spa and a riding arena. Approximately 24 Acres. Price Upon Request



## 15575 Quito Road, Monte Sereno *Premium location in beautiful Monte Sereno!*

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Times **Local Politics**

**OP ED**

# What happens if no presidential candidate gets 270 Electoral votes?

By **John L. Kirman**  
*Special to the Times*

If enough members of the Electoral College do not vote for Donald Trump and no Presidential candidate receives the mandatory 270 of Electoral votes needed to be declared President per the Constitution, what happens?

First, the House of Representatives elects the President from the 3 Presidential candidates who received the most Electoral votes.

Each state delegation has one vote and the Senate would elect the Vice President from the two Vice Presidential candidates with the most Electoral votes. Each Senator would cast one vote for Vice President.

If the House of Representatives fail to elect a President by Inauguration Day, the Vice-President Elect serves as acting President until the deadlock is resolved in the House.

Has this scenario ever happened

before?

The last time this happened was the Presidential election of 1836, when the election for Vice President was decided in the Senate. Martin Van Buren's running mate, Richard M. Johnson, fell one vote short of a majority in the Electoral College. Vice Presidential candidates Francis Granger and Johnson had a "run-off" in the Senate under the 12th Amendment, where Johnson was elected 33 votes to 17.



Photo by Rui Duarte / Flickr.com

## Measure A funds will be spent on solving homelessness in Santa Clara County

Santa Clara County officials announced that Measure A passed with a slim margin.

The \$950 million affordable housing bond designed to help house homeless and low-income residents in the county passed with just over two-thirds of the vote.

The \$950 million in general obligation bonds is structured to help the neediest residents in the county.

\$700 million of the funds are earmarked to construct new permanent supportive housing. Permanent supportive housing is designed to help the chronically homeless who have been on the street for more than a year.

Rapid rehousing is designed for residents who fall into homelessness for brief periods and need transitional housing for up to 18 months to stabilize their situation.

## San Jose City Council ban on marijuana sales provides needed time for policy formulation and analysis

On Tuesday, Nov. 1, the City Council passed an emergency ban on the sale and distribution of recreational marijuana.

On November 8, 2016, the voters of California voted to legalize the recreational, adult use of marijuana by those 21 and older. Proposition 64 (the Control, Regulate, and Tax Adult Use of Marijuana Act) took effect the following day.

The ban provides City staff and the City Council

with the time needed for policy formulation, analysis, discussion, and implementation. The work will include conducting the required environmental review under the California Environmental Quality Act (CEQA), community outreach, Planning Commission hearings, and City Council hearings, prior to a vote on whether to allow and regulate the sale, cultivation, manufacture, and delivery of recreational/adult use cannabis.

The urgency ordinance confirms that non-medical marijuana cultivated for personal use is restricted to six living plants and that non-medical marijuana must be grown indoors, or in a secure accessory structure, in alignment with Proposition 64. It also requires that the personal use cultivation is compliant with applicable fire and building codes.

*We invite you to visit Holy Spirit School where our students, teachers, parents and staff discover faith, seek knowledge and experience community.*



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American Red Cross

Superheroes needed to help save the day!  
**Drivers wanted.**

Are you interested in a meaningful volunteer opportunity that will make a real impact in the community? Yes? Then Volunteer Transportation Specialist is for you!

Did you know that donated bloods spoils, has a use-by date, and cannot exceed its expiration? Getting blood products delivered safely and when needed is *crucial*.

The Red Cross is looking for a few good drivers to serve as volunteer transportation specialists to deliver lifesaving blood products to Bay area hospitals. Drivers help ensure that blood products are available when and where needed for patients. Accident and burn victims, heart surgery and organ transplant patients, and those in treatment for cancer may all need blood products.

What to know:

- Drive Red Cross vehicles (not big trucks!)
- Use small hand trucks
- Training provided
- You pick your schedule, ad hoc when available or repeating weekly 2-4x/month

What you need:

- ✓ Valid CA driver's license with minimum of 3 years driving
- ✓ Verifiable and safe driving record
- ✓ Able to lift boxes of lifesaving blood products of up to 45 pounds a short distance

To learn more: contact **Sydney Lorek** at [sydney.lorek@redcross.org](mailto:sydney.lorek@redcross.org) or (408) 857-8591.

To apply: <http://www.redcross.org/local/california/northern-california-coastal/volunteer#step1> and select **Blood Services**, then **NCPW Biomedical Services: Transportation Specialist**. Thank you!



# How to Care For a Fresh Cut Christmas Tree

Real, cut Christmas trees are easy to care for, but freshness is key. Knowing how to buy and how to care for a real Christmas tree ensures maximum enjoyment throughout the holiday. These tips from the National Christmas Tree Association will help you buy and care for your cut Christmas tree:

- When you find a tree that you like, do a freshness test to make sure that its worthy to come home with you. Gently grasp a branch between your thumb and forefinger and pull it toward you. Very few needles should come off in your hand if the tree is fresh. Shake or bounce the tree on its stump. You shouldn't see an excessive amount of green needles fall to the ground. Some loss of interior brown needles is normal and will occur over the lifetime of the tree.
- After you've chosen your live Christmas tree, keep it in a sheltered, unheated area, such as a porch or garage, to protect it from the wind and sun until you are ready to decorate it. If you won't be decorating it right away, place the tree in a bucket full of water that you refill as needed.
- A tree will absorb as much as a gallon of water or more in the first 24 hours and one or more quarts a day thereafter.
- Just before you set up your tree, make a fresh, straight cut across the base of the trunk (about 1/2 inch up from the original cut) and place the tree in a tree stand that holds a gallon of water or more. If you don't cut off some of the trunk, the tree won't be able to absorb water properly, and the live tree will dry out and become a fire hazard.

May Your Holidays Sparkle



Jackie Jones

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Times **Feature**

# Leland Robotics Team partners with City's library

By **Evan Leung**  
*Special to the Times*

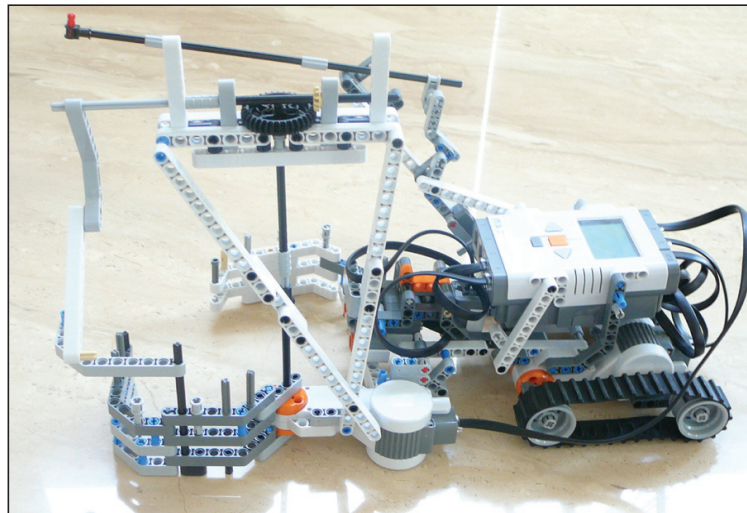
In the last issue of the Almaden Times, it was announced that the Leland Robotics Team 604 is partnering with San Jose City Library to bring LEGO Robotics Workshops to Almaden Valley. Here's additional information regarding the partnership.

The partnership with the City's Library is part of Team 604's continued outreach efforts not only to launch a new series of LEGO Robotics workshops but to also further promote interest in STEM (Science, technology, engineering, and math) in elementary and middle school students in the community.

Right now, Leland Robotics Team 604 is developing the workshop curriculum and recruiting team members to launch the project at the Almaden Branch Library in January 2017. The program is designed in such a way that it's sustainable and reproducible in other branches as well. The hope is that that the partnership with San Jose City Library will continue for many years to come to benefit the local community.

**Seven years of FIRST involvement**

"Three, two, one, LEGO!" The MC announced the start of a 2.5-



One of Evan Leung's robotic LEGO creations.

minute competition at a FIRST (For Inspiration and Recognition of Science and Technology) LEGO League (FLL) regional qualifier tournament. That was my first FLL tournament, 7 years ago. Yet I can still vividly recall the rush of adrenaline through my system in my very first robotics competition. I was fortunate to have the opportunity to be introduced to FLL when I was in 4th grade and I have been actively involved in FIRST programs since then.

FLL has nurtured my interest in STEM, and helped me develop

many problem solving and teamwork skills. I am glad that I can contribute and share my passion with younger students in this upcoming project with Team 604.

During the past 10 plus years, besides building robots to participate in the FIRST Robotics Competition (FRC), Team 604 has been very active in promoting STEM (Science, Technology, Engineering and Math) education in the local community and has volunteered over 10,000 service hours.

See **ROBOTICS**, page 21



## Thankful Almaden feast enjoyed by many

This year's Almaden Community Center's annual Thanksgiving Feast was well attended on Thursday, Nov. 16. Turkey, stuffing, cranberry sauce, potatoes, sweet potatoes, green beans, salad and rolls plus pumpkin pie was enjoyed by 160

attendees.

Sandi and Mike Bell provided the entertainment with their professional singing and playing guitar.

The audience participated in a fun quiz and ended with a raffle with several prizes.

## San Jose City Council approves minimum wage increase

The San Jose City Council voted to raise the minimum wage to \$15 by January 2019 - but decided to exclude youth in job training programs from the higher wage

on Nov 15.

The unanimous vote will raise the city's minimum wage to \$12 on July 1, 2017, \$13.50 on Jan. 1, 2018, and the final increase to \$15 goes into effect January 1, 2019. San Jose's current minimum wage is \$10.30 minimum. A city-sponsored study found more than 100,000 San Jose workers would benefit from the wage increase, adding \$3,000 a year to their salaries.

Caspian Village Restaurant

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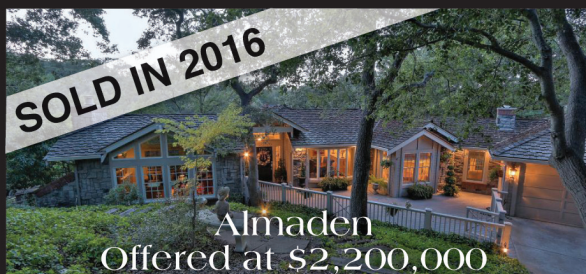


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Almaden  
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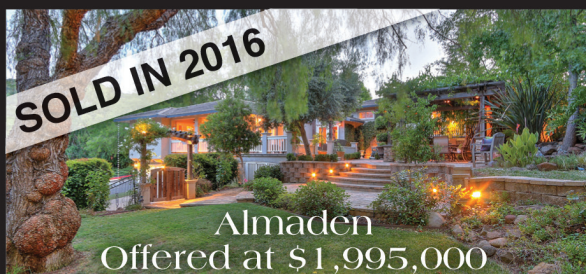
**SOLD IN 2016**

Almaden  
Offered at \$1,595,000



**SOLD IN 2016**

Almaden  
Offered at \$1,298,000



**SOLD IN 2016**

Almaden  
Offered at \$1,995,000



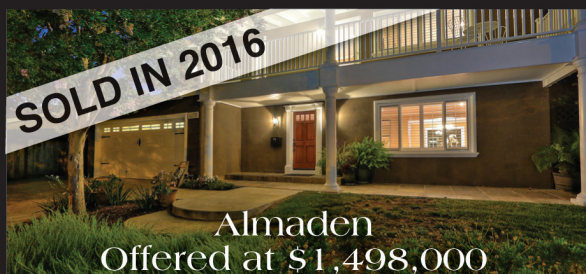
**SOLD IN 2016**

Almaden  
Offered at \$1,498,000



**SOLD IN 2016**

Almaden  
Offered at \$1,998,000



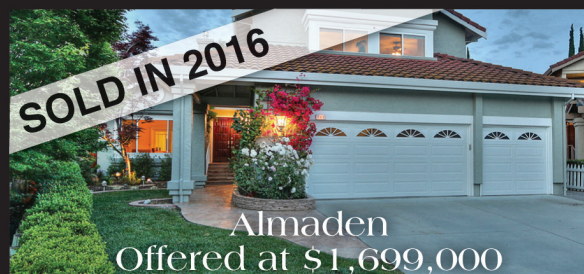
**SOLD IN 2016**

Almaden  
Offered at \$1,498,000



**SOLD IN 2016**

Almaden  
Offered at \$1,698,000



**SOLD IN 2016**

Almaden  
Offered at \$1,699,000



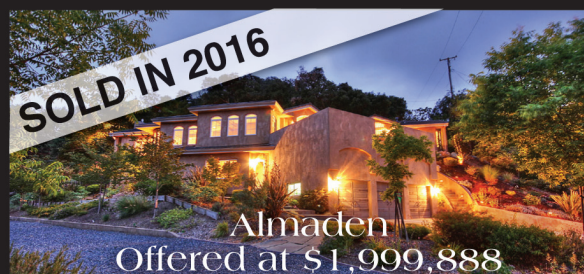
**SOLD IN 2016**

Almaden  
Offered at \$1,375,000



**SOLD IN 2016**

Almaden  
Offered at \$1,850,000



**SOLD IN 2016**

Almaden  
Offered at \$1,999,888

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Times **Community News**

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Jessica, Los Gatos

**\*"HILLCAT DEALER IN CALIFORNIA!"**  
SEPT 2016 FCA SALES REPORT

**2016 JEEP RENEGADE LATITUDE**

MSRP.....	\$22,390
DEALER DISCOUNT.....	-\$4,652
SALE PRICE.....	\$17,738
JEOP CA RETAIL BONUS CASH**.....	-\$500
JEOP CA BC RETAIL CONSUMER CASH**.....	-\$3,500
JEOP SF AUTO SHOW CCAP BONUS CASH**.....	-\$250
JEOP SF AUTO SHOW RETAIL BONUS CASH**.....	-\$500

**NET PRICE AFTER DISCOUNTS AND REBATES**

## \$12,988

1 AT THIS NET PRICE #E32777  
\*RESIDENCY RESTRICTIONS APPLY. \*\*MUST FINANCE THROUGH CHRYSLER CAPITAL. SUBJECT TO CREDIT APPROVAL.

**2017 DODGE JOURNEY SE**  
3RD ROW 7 PASSENGER

MSRP.....	\$24,235
DEALER DISCOUNT.....	-\$4,736
SALE PRICE.....	\$19,499
DODGE CA 2017 RETAIL BONUS CASH**.....	-\$750
DODGE CA RETAIL CONSUMER CASH**.....	-\$2,000
CHRYSLER NON-PRIME BONUS CASH**.....	-\$500
DODGE BLACK FRIDAY RETAIL BONUS CASH.....	-\$250

**NET PRICE AFTER DISCOUNTS AND REBATES**

## \$15,999

5 AT THIS NET PRICE  
\*RESIDENCY RESTRICTIONS APPLY. \*\*MUST FINANCE THROUGH CHRYSLER CAPITAL. SUBJECT TO CREDIT APPROVAL.

**2016 JEEP CHEROKEE SPORT**  
WHY BUY A CR-V OR EQUINOX?

MSRP.....	\$24,490
DEALER DISCOUNT.....	-\$4,602
SALE PRICE.....	\$19,888
JEOP CA BC RETAIL CONSUMER CASH**.....	-\$2,500
CHRYSLER CAPITAL CASH**.....	-\$500

**NET PRICE AFTER DISCOUNTS AND REBATES**

## \$16,888

1 AT THIS NET PRICE #303075  
\*RESIDENCY RESTRICTIONS APPLY. \*\*MUST FINANCE THROUGH CHRYSLER CAPITAL. SUBJECT TO CREDIT APPROVAL.

**2016 JEEP WRANGLER UNLIMITED**  
RUBICON 4X4

DEALER DISCOUNT OFF MSRP!

## \$6,500

1 AT THIS DISCOUNT #253595

**2016 DODGE GRAND CARAVAN R/T**

DEALER DISCOUNT OFF MSRP.....	-\$4,500
DODGE CA 2016 RETAIL BONUS CASH**.....	-\$1,000
DODGE CA BC RETAIL CONSUMER CASH**.....	-\$3,000
CHRYSLER CAPITAL CASH**.....	-\$500

NET SAVINGS OFF MSRP AFTER DISCOUNTS AND REBATES

## \$9,000

1 AT THIS NET SAVINGS #366029  
\*RESIDENCY RESTRICTIONS APPLY. \*\*MUST FINANCE THROUGH CHRYSLER CAPITAL. SUBJECT TO CREDIT APPROVAL.

**2016 JEEP PATRIOT SPORT**

MSRP.....	\$18,690
DEALER DISCOUNT.....	-\$4,702
SALE PRICE.....	\$13,988
JEOP CA 2016 BONUS CASH**.....	-\$500
JEOP CA BC RETAIL CONSUMER CASH**.....	-\$2,000
CHRYSLER CAPITAL CASH**.....	-\$500
JEOP 2016 RETAIL BONUS CASH.....	-\$1,000

NET PRICE AFTER DISCOUNTS AND REBATES

## \$9,988

1 AT THIS NET PRICE #787444  
\*RESIDENCY RESTRICTIONS APPLY. \*\*MUST FINANCE THROUGH CHRYSLER CAPITAL. SUBJECT TO CREDIT APPROVAL.

**2017 JEEP CHEROKEE TRAILHAWK**  
AUTOMATIC, POWER LIFTGATE & MORE!

DEALER DISCOUNT OFF MSRP.....	-\$4,500
JEOP CA 2017 BC RETAIL CONSUMER CASH**.....	-\$3,000
CHRYSLER CAPITAL CASH**.....	-\$500

NET SAVINGS OFF MSRP AFTER DISCOUNTS AND REBATES

## \$8,000

1 AT THIS NET SAVINGS #925215  
\*RESIDENCY RESTRICTIONS APPLY. \*\*MUST FINANCE THROUGH CHRYSLER CAPITAL. SUBJECT TO CREDIT APPROVAL.

**2016 DODGE DURANGO R/T AWD**

DEALER DISCOUNT OFF MSRP.....	-\$8,250
DODGE CA BC RETAIL CONSUMER CASH**.....	-\$1,750

NET SAVINGS OFF MSRP AFTER DISCOUNTS AND REBATES

## \$10,000

1 AT THIS NET SAVINGS #485037

**2016 DODGE DART SXT SPORT**

MSRP.....	\$21,185
DEALER DISCOUNT.....	-\$3,102
SALE PRICE.....	\$18,083
DODGE CA BC RETAIL CONSUMER CASH**.....	-\$2,500
CHRYSLER CAPITAL CASH**.....	-\$500
DODGE NON-PRIME BONUS CASH**.....	-\$1,000

NET PRICE AFTER DISCOUNTS AND REBATES

## \$13,988

2 AT THIS NET PRICE #820850, 820873  
\*RESIDENCY RESTRICTIONS APPLY. \*\*MUST FINANCE THROUGH CHRYSLER CAPITAL. SUBJECT TO CREDIT APPROVAL.

**2017 CHRYSLER PACIFICA**  
#1 VOLUME PACIFICA DEALER IN CALIFORNIA\*\*\*\*

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NET PRICE AFTER DISCOUNTS AND REBATES

## \$21,777

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**2016 DODGE CHALLENGER SXT**  
AUTOMATIC, A/C

MSRP.....	\$28,090
DEALER DISCOUNT.....	-\$4,091
SALE PRICE.....	\$23,999
DODGE BC RETAIL CONSUMER CASH.....	-\$3,000

NET PRICE AFTER DISCOUNTS AND REBATES

## \$20,999

1 AT THIS NET PRICE #353919  
\*RESIDENCY RESTRICTIONS APPLY. \*\*MUST FINANCE THROUGH CHRYSLER CAPITAL. SUBJECT TO CREDIT APPROVAL.

**2016 RAM 1500 4-DOOR**

MSRP.....	\$33,575
DEALER DISCOUNT.....	-\$8,075
SALE PRICE.....	\$25,500
20% OFF MSRP RETAIL BONUS CASH**.....	-\$6,715

NET PRICE AFTER DISCOUNTS AND REBATES

## \$22,888

1 AT THIS NET PRICE #403506  
\*ON SELECT UNITS IN DEALER STOCK.

**2015 CHRYSLER 300 LIMITED**

MSRP.....	\$33,355
DEALER DISCOUNT.....	-\$4,367
SALE PRICE.....	\$28,988
CHRYSLER CA 2016 BONUS CASH**.....	-\$1,000
CHRYSLER 300/300C RETAIL BONUS CASH.....	-\$1,000
CHRYSLER CA BC RETAIL CONSUMER CASH**.....	-\$2,000

NET PRICE AFTER DISCOUNTS AND REBATES

## \$24,988

1 AT THIS NET PRICE #273927  
\*RESIDENCY RESTRICTIONS APPLY.

**2016 DODGE CHARGER SE**  
AUTOMATIC, KEYLESS ENTRY & MORE!

MSRP.....	\$28,990
DEALER DISCOUNT.....	-\$4,602
SALE PRICE.....	\$24,388
DODGE CA 2016 BONUS CASH**.....	-\$1,000
DODGE CA 2016 RETAIL BONUS CASH**.....	-\$1,000
DODGE BC RETAIL CONSUMER CASH.....	-\$500

NET PRICE AFTER DISCOUNTS AND REBATES

## \$21,888

1 AT THIS NET PRICE #313168  
\*RESIDENCY RESTRICTIONS APPLY.

**2017 JEEP WRANGLER SPORT 4X4**  
AUTOMATIC

SALE PRICE

## \$23,999

1 AT THIS SALE PRICE #509804

**2016 JEEP GRAND CHEROKEE LAREDO**  
EXPEDITION AND ENCLAVE BUYERS, CHECK THIS OUT!

MSRP.....	\$39,399
DEALER DISCOUNT.....	-\$4,552
SALE PRICE.....	\$34,847
JEOP CA 2016 BONUS CASH**.....	-\$8,250
JEOP CA BC RETAIL CONSUMER CASH**.....	-\$1,500

NET PRICE AFTER DISCOUNTS AND REBATES

## \$25,988

HURRY, LAST ONE AT THIS NET PRICE #427132  
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A picture of happiness taken at last year's Senior Association brunch.

## Almaden Community Center announces upcoming events

Almaden Community Center Senior Association is sponsoring three upcoming events: Annual Holiday Brunch, Thunder Valley Casino Fun Trip, and the Annual Soup Party.

### Annual Holiday Brunch

The annual Holiday Brunch, sponsored by the Almaden Community Center Senior Association, will be held on Saturday, Dec. 3 from 11 a.m. – 1 p.m.

This year's menu includes: Tropical Fruit Yogurt Parfait, Festive egg Frittata, Grilled Ham Slices, Potatoes O' Brien, Breakfast Pastry, Coffee, Tea, and Mimosas.

Tickets are available Monday, Wednesday, and Friday from 8:40 a.m. to 10 a.m. at the Almaden Community Center. Prices are only \$8 for members and \$10 for non-members.

For more information call 408.268.1133

### Thunder Valley Casino Fun Trip

A Thunder Valley Casino Fun Trip, sponsored by the Almaden Community Center Senior Association is scheduled for Tuesday, December 6.

The low cost trip is \$35 per person which includes a \$15 slot play or table match play and a \$5 food player's card.

Participants must arrive at 7:30 a.m. at the Almaden Community Center, located at 6445 Camden Ave., San Jose.

Tickets are available Monday, Tuesdays and Wednesday from 9:30 to 11:30 a.m. at the Almaden Community Center lobby.

For more information, call Sally at 408.826.9619, or Bea at 408.761.4002.

### Soup Party

The Almaden Community Center Senior Association Soup Party will be held this year on Jan. 14 at starting at 1 p.m.

Five delicious, homemade soups and French bread will be served.

The pricing is \$7 for members, \$10 for non-members.

Tickets will go on sale Dec. 16 in the Almaden Community Center lobby from 8:40 a.m. to 10 a.m. Monday, Wednesday and Friday.

For more information, call 408.268.1133.

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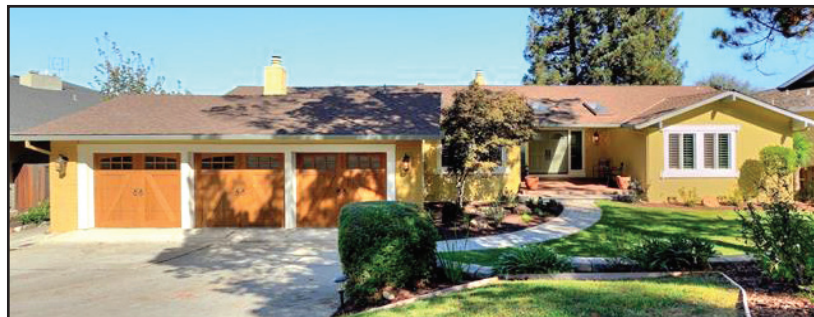
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**ALMADEN VALLEY** **\$3,429,000**  
5 BR 4.5 BA Magnificent custom built Tuscan Estate with over 5,000 sqft all on one level! A Must See!  
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**ALMADEN VALLEY** **\$1,799,000**  
5 BR 2.5 BA Amazingly beautiful and serene setting overlooking the 4th fairway of Almaden Country Club and far beyond. Outstanding schools!  
**Margaret Yost & David Yost,**  
CalBRE #00947936 & 01450671  
408-445-5133 & 408-757-9678



**ALMADEN VALLEY** **\$1,698,000**  
4 BR 2.5 BA Stunning! Completely remodeled single-story home. Fabulous setting on the 8th fairway of the Almaden Country Club! Outstanding schools  
**Margaret Yost & David Yost,**  
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**ALMADEN VALLEY** **\$1,339,000**  
5 BR 2.5 BA Spectacular Montevideo home in immaculate condition. 140K downstairs remodel completed 5/2016. Beautiful Chef's kitchen. Smart home!  
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CalBRE #01208153  
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**GILROY** **\$679,000**  
3 BR 2 BA An incredible opportunity to own this beautiful home in the heart of Gilroy. You will fall in love with what this home has to offer!  
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**SANTA TERESA** **\$599,000**  
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Greg Simpson  
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17094 Summit Way  
Los Gatos, 95030

Offered at  
**\$2,695,000**

Julie Wyss  
408.687.2026  
julie@juliewyss.com  
CaIBRE# 01350871



5551 Stoney Creek  
San Jose 95138

Offered at  
**\$2,349,000**

Elena Johal  
408.836.6369  
ejohal@kw.com  
CaIBRE# 01167127



17430 Belletto Drive  
Morgan Hill 95037

Offered at  
**\$1,299,000**

Sam Fotopoulos  
408.373.1660  
samfotopoulos@kw.com  
CaIBRE# 01237786



17094 Summit Way  
Los Gatos, 95030

Offered at  
**\$857,000**

Julie Wyss  
408.687.2026  
julie@juliewyss.com  
CaIBRE# 01350871



6270 Blossom Ave  
San Jose, 95123

Offered at  
**\$760,000**

Matt Cossell  
408.761.3271  
matt@mattcossellteam.co  
CaIBRE# 01382971



## ALMADEN VALLEY OFFICE

5671 SANTA TERESA BLVD., SUITE 103  
SAN JOSE, CA 95123

408-560-9950 / www.kwbae.com

CaIBRE #01526679

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED



# THE GOSS REAL ESTATE GROUP PRESENTS



## 6688 Buggywhip Court, Almaden Valley

Welcome to this beautiful Almaden Valley home located in the desirable Copperwood complex. Features of this 2 bedroom / 2 bath single story end-unit include a spacious living room / dining room with wood burning fireplace; bright & cheery kitchen with newer appliances; updated bathrooms; new carpet; tile flooring; central forced air heat & air conditioning; private rear patio; 2 car attached garage and so much more! Award winning schools: Williams, Bret Harte and Leland. Complex features a beautiful park & sparkling pool. Conveniently located close to shopping, dining, post office & many other amenities.

Offered At \$719,999

## 4373 Indigo Drive, Blossom Valley

This gorgeous Blossom Valley home features 4 bedrooms; 2 full baths; formal living room with vaulted ceiling; separate dining area; spacious kitchen with oak cabinets and tile counters; separate family room with vaulted ceiling and wood burning fireplace; master bedroom suite with ceiling fan & mirrored closet doors; updated master bath with stall shower; updated hall bathroom with shower over tub; separate laundry area; central forced air heating; double pane windows; raised panel doors; nicely landscaped front & rear yards; 2 car attached garage & so much more! Great location close to shopping, dining, public transportation and Highways 85 & 87!

Offered At \$765,000



FOR SALE



2192 Bertram Road, Almaden Valley  
Beautiful 2.02 Acre Lot | \$699,000

PENDING



1205 Happy Valley Avenue, San Jose  
5 Bedrooms | 4 Baths | 2,812 SF | \$1,799,000

PENDING



2251 Lansford Avenue, Willow Glen  
3 Bedrooms | 1.5 Baths | 1,294 SF | \$975,000

PENDING



573 Meadow Road, Aptos  
4 Bedrooms | 2.5 Baths | 3,128 SF | \$1,350,000

SOLD



4948 Poston Drive, Blossom Valley  
4 Bedrooms | 2 Baths | 1,466 SF | \$740,000

SOLD



1408 Sprucewood Drive, Cambrian  
4 Bedrooms | 2 Baths | 1,370 SF | \$966,000



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CRS,CRP,GRI,ABR  
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CaIBRE #01182111



ALMADEN VALLEY OFFICE  
5671 SANTA TERESA BLVD., SUITE 103  
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CaIBRE #01949191







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Times **Feature**

# A 'General Assignment' should be included in your new living trust documents

By **Donald J. DeVries**

*Special to the Times*

This week's question:

I have read, thanks to google.com, that when my wife and I sign our living trust documents, that we need to have done an "assignment" as one of those documents. Isn't this a bit much? Cannot such a document be avoided"? We cannot believe all the documents that are required.

**Andy A.**

*Almaden Valley*

Dear Andy,

I hear what you are saying, Andy. When a "general assignment" is included with the other 15 or so documents, it seems a bit much. However, it is an important document, just as the other documents are important, and it needs to be done.

Permit me to explain a bit. Let us assume you have your new revocable living trust completed for the benefit of your family. You and your wife should be commended on getting this done. This is almost always the best way to go to avoid costly probate fees and attorneys' fees in the process of passing property on from the one generation to the next.

However, the trust needs to be "funded", i.e., *property needs to be put into the trust since it just doesn't happen*. For example, your home will have a deed that shows ownership. Your automobiles will have pink slips that show ownership. Your home will be transferred to the trust via a trust transfer deed and you will go to the DMV to transfer ownership of your vehicles to the living trust.

The problem is that many types of property do not have deeds or certificates of title, and they too need to be transferred to the living trust. This can be done through the mechanism of a "general assignment"—that will "assign" or transfer ownership from you and your wife to the two of you as the new trustees of your trust.

For example, a good general assignment will include interests in corporations, partnerships, sole proprietorships, real property, bank

or savings and loan accounts, certificates of deposit, money market accounts, treasury bills, stocks, bonds and similar securities.

Other assets covered by the general assignment will include brokerage accounts, contractual rights and obligations, bequests, inheritance rights, beneficial interests in trusts, causes of action, country club memberships, clothing, jewelry, and safe deposit boxes.

Still other assets would include personal effects, motor vehicles, vessels, household furniture, furnishings and equipment, as well as china, silver, books, and hobby

collections. Even frequent flyer miles could be included, as well as pictures, works of art and other items.

It is also good to have a "catch-all" or omnibus phrase like "all other property, whether real or personal, tangible or intangible or held in my name or in the name of a nominee, whether now owned or hereafter acquired".

In the assignments our office prepares we also have a short list of things that are not assigned to the trust, just as a reminder to the clients and others. These items include copyrights, joint tenancy assets as defined in California Probate Code Section 5302, as well

as assets where the disposition following death of both of you is governed by *beneficiary designations*, such as IRA and 401(k) accounts.

A final category of assets that are not assigned to the trust include assets standing in your names in a fiduciary capacity and assets where transferability is prohibited by the terms of a written agreement currently in effect.

So, you can see, Andy, that the "General Assignment" is a very important document. Again, assets need to be in effect delivered to the trust so that it is "funded". Without that crucial step, the trust has nothing to operate on, if you will, and remains hollow or empty. So, all of your hard work and expense could go down the proverbial drain.

There are many other key documents that need to be done as well, but we will leave that topic for another day. Best wishes in work-

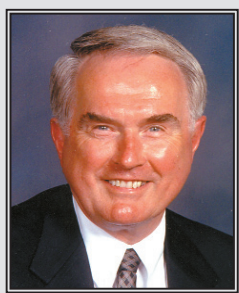
ing with the various documents that comprise your and your wife's estate plan. Good work in getting this done.

And, a final suggestion: remember to change the various documents as circumstances change from time to time in the future. A good time to think about this is at least every birthday, every New Years Eve, or some other annual date.

**Donald J. DeVries**

*Almaden Valley*

*You can reach Mr. DeVries with your questions by email at don@almadenvalleylawyers.com, with "Almaden Times" in the subject line, fax at (408)268-6502, telephone at (408)268-9500, or mail at DeVries Law Office, 6475 Camden Avenue, Suite 200, San Jose, CA 95120. Your true name will not be used. No attorney-client relationship is created by these articles.*



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Times **Cover Story**

**Development**

*Continued from page 1*

make sure they honor that commitment.”

Myers hopes the city council will appreciate his vision. “I worked with Valley Christian to preserve open space and the way to do this is to dedicate to public open space what is now private property,” he says. “What’s being proposed is a limited development on one acre of the lower portion of the property adjacent to an existing development. This area can be shared by the entire community, not just trespassers. It’s consistent with the General Plan. The wildlife corridor has been studied with a finding of ‘No significant impact to wildlife or wildlife movement.’ You have before you a tremendous amount of support for a limited development. My involvement, having worked with [real estate agent and land use

consultant] Jerry Strangis before, is to help do the work necessary to complete the trail. There are issues relating to landslides that we’re studying. I’m asked to raise money to dedicate 19 acres to open space.”

“The ridge is a beautiful property because it’s open space, but you can’t get on the property,” says Strangis. “The issue is how do you make it accessible to the public, how do you get trail improvements put in and who’s going to pay for it? If you want it to be public and you want public trails, you have to deal with the property owners.”

According to their mandate, the Open Space Authority cannot offer more than the appraised value of any parcel, which leads to their not always being competitive and able to purchase land. “The Pfeiffer family sold 52 acres,” says Strangis. “They wanted to sell to the Open Space Authority. The appraisal was \$11,000 an acre, but they only



“On the positive side,” says environmentalist and resident **Jim Kuhl**, “the Jerry Strangis proposal could become a template for converting other privately-owned open space parcels to public open space.”

offered \$4,000 an acre and they were turned down. In the case of Valley Christian, \$4,000 an acre would be \$80,000. We’re under contract for a million. If you’re a seller and you want to sell your home, you’re going to try to get as much as

you can for it. We think we’re being very reasonable in our proposal of taking 20 private acres and making 19 of them public, with trail improvements, in return for one acre of development.”

Even environmentalists find

themselves conflicted as a public-private partnership could be a new way to purchase private open space in the future.

“On the positive side,” says environmentalist and resident Jim Kuhl, “the Jerry Strangis proposal could become a template for converting other privately-owned open space parcels to public open space. On the negative side, allowing any open space to be converted to residential is a slippery slope because our long-term goal is to preserve our ecologically important woodlands and grasslands.”

Kuhl is also concerned that the one acre proposed residential development site of up to 18 units has a steep (30 degree) slope. “To make this site location buildable, two level tiers one on top of the other, must be created up the ridge’s steep hillside,” he says. “Enormous retaining walls must be built to hold the hillside back on the backside of each tier. Given a major earthquake, the geological stability of the hillside behind the 40-foot tall retaining walls is a major safety concern. At popular Almaden Lake Park, the loss of the view of the natural hillside by the planned buildings is another significant concern.”

“This project started as a vision of the community to create a park trail connection between two regional parks: Almaden Lake Park and Santa Teresa County Regional Park,” says Strangis. That community is the Santa Teresa Neighborhood Foothills Association (STFNA).

“Everybody wants open space, but there’s no money,” says STFNA founding member John Hessler. We’ve been dead in the water. After about 20 years of lobbying, we got the Open Space Authority to buy the [neighboring] San Felipe property. We’re seeing a crack in the door as a way to achieve our goal of open space and an east-west trail from Almaden Lake east to Santa Teresa Regional Park, connecting to the Coyote Creek Trail. Jerry came along with this unique idea of a public partnership in leveraging. He got Valley Christian to the table, which nobody else has been able to do, and the proposal is, ‘If you allow us to get a little more money for our property, we’d be willing to sell it.’ They develop one piece, and in return they give the rest of it to the city or the Open Space Authority. Is it perfect? No. In an ideal world, we want all open space and no more development, but we’ve been at this for a long time and this is an innovative way. Not everybody agrees. Some people say, ‘Let’s just wait and eventually the Open Space Authority will buy that property. Our Board of Directors took the position that we’ve been waiting for decades and the Open Space Authority doesn’t have that much money and it won’t go far. This idea intrigued us; in exchange for a few houses, we get the land in the hands of the Open Space

The Nutcracker

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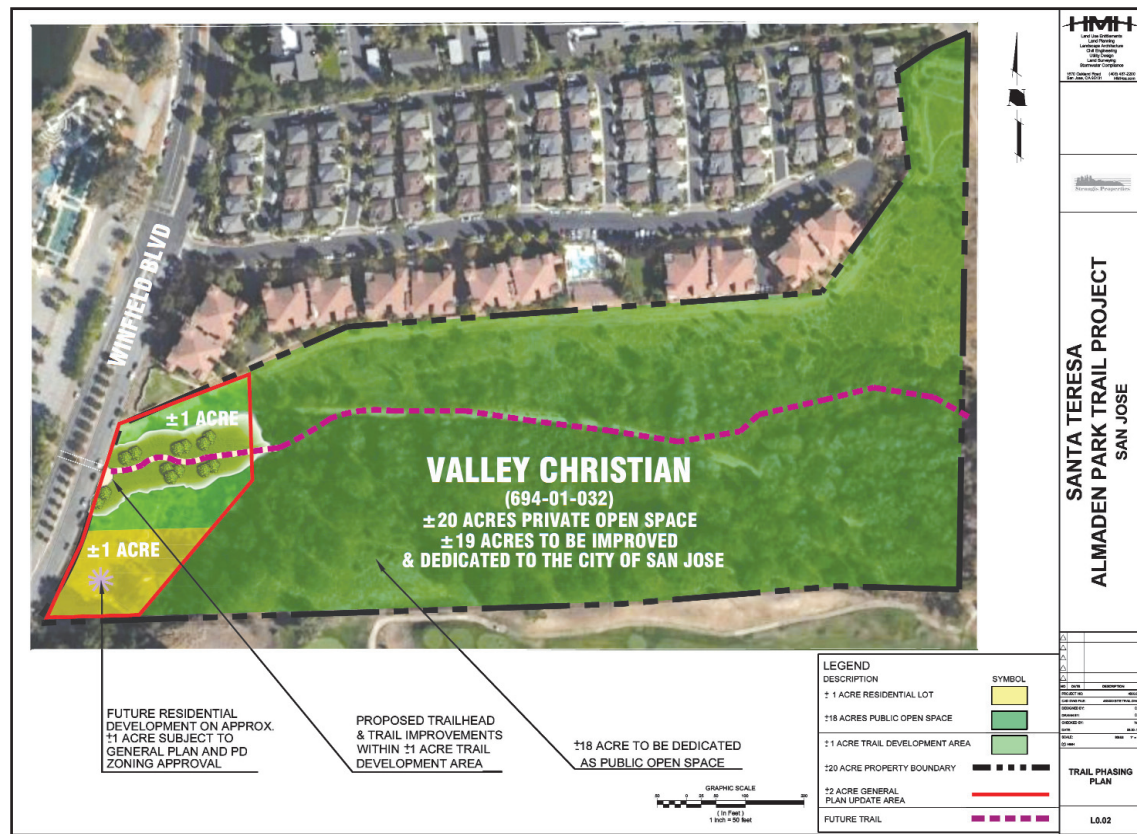
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Times **Cover Story**



Authority and we get a trail. We want to start on the west end and work piece by piece with the property owners to reach our goal.”

STFNA Board Member Rick Mandel agrees. “For the past two decades, we’ve been working to preserve Santa Teresa foothills, open space and make trails,” he says. “Why would we support a project allowing housing on land designated as private open space? We believe allowing the developer to donate land to the Open Space Authority is a good deal. The proposal will generate sufficient revenue to purchase the land and we’re excited about the trail.”

Not everyone is convinced. “While we share the goal of getting a trail eventually, our priority is preservation,” says Dave Poeschel, of the Sierra Club’s Loma Prieta Chapter. “We don’t feel that this deal is necessary to eventually get the trail and once you build the housing and eliminate the open space...that’s forever. This is an important property for the users of Almaden Lake Park and Los Alamitos Creek Trail because it provides the natural backdrop that draws people out there. I exchanged emails with the general manager of the Open Space Authority and I was told they are very much interested in this property; they purchased the adjacent property and hope to get that trail built. If we go along with these types of projects, it will only encourage other property owners to hold out in hopes that they can also develop and increase the value of their property and raise the overall costs of the conservation effort. If this proposal is declined by the city, the property value will drop, making it much more affordable for conservation. When the natural environment is developed, it’s gone forever. With patience, we could have the trail and the ridge.

The view by the lake is our last one of the ridge. If we let this go forward, it’s not good for the city or for our quality of life.”

“I enjoy the view of the hill from Almaden Lake Park,” says a resident. “It’s truly a gem. Blocking the hillside is an unreasonable loss of beauty of the land. If you build on it, you remove any access of wildlife to Los Alamitos Creek and I see animals coming every day and night to get water.”

“They say don’t worry about it,” says a resident. “It’s only a small thing. You won’t miss it. We will miss it. It’s a part of the hill we all see.”

“In 1987, Valley Christian agreed to keep these 20 acres of open space to keep the character and stability of the existing area,” says a resident. “I’m someone who’s loved and cherished the Santa Teresa foothills and the ridge my entire life. This is not just any one acre; this acre is truly special. If you stand at the base of the hill, you will see bunnies, fox, birds going bush-to-bush and deer. It’s such a treat to enjoy them enjoying their home. There’s very little open space left. How does a city lose its open space? One acre

at a time...”

“I couldn’t believe any sort of residential development would be at this site,” says Planning Commissioner Peter Allen. “It’s too steep. I saw seven deer grazing on the hillside while I was there. I sympathize with the neighbors. A development doesn’t fit the goals of the General Plan. We do lose open space one acre at a time. I don’t understand why it’s being proposed, except to make money.”

“There’s a significant amount of opposition and support both for and against it,” says Strangis. “Ultimately, it will be decided by the city council. We’ve come to this stage in the proposal by working for years to figure out what Valley Christian needed to sell the property, and doing it in a way that minimized the impact to the open space and created a park trail connection, but still allowed for enough development to pay for it. It’s exciting to take this property and put it into public ownership. There’s a real opportunity to do something unique and special and we’re trying to do it in a way that’s balanced and reasonable.”



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## HOLIDAY NOTEBOOK

## Children can receive their own personalized letter direct from Santa Claus at the North Pole

Yes, Virginia, there is a Santa Claus and the U.S. Postal Service can help you prove it when Santa replies to your child's letter, complete with a North Pole postmark.

Here are the steps for your child to get a letter back from Santa:

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

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

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

4. Add the return address: SANTA, NORTH POLE, to the envelope.

5. Affix a First-Class Mail stamp, such as a new Holiday Windows stamp, to the envelope.

6. Place the complete envelope into a larger envelope - preferably a Priority Mail Flat Rate envelope - with appropriate postage and address it to:

North Pole Postmark  
Postmaster  
4141 Postmark Drive  
Anchorage, AK 99530-9998

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

You may share the experience on social media using #LettersFromSanta.

Santa letter tips

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

- When responding as Santa, make the response as personal as possible by highlighting your child's accomplishments over the past year, for example, helping around the house, receiving good grades in a particular subject at school or participating in community service activities.

The Letters from Santa program adds to the excitement of Christmas and is ideal for interesting youngsters in letter writing, stamps and penmanship.

The Postal Service receives no tax dollars for operating expenses and relies on the sale of postage, products and services to fund its operations.



## Fantasy of Lights announces two walk-thru nights

Fantasy of Lights is not just an event; it's a growing popular tradition.

The 18th annual Fantasy of Lights Drive-thru will begin on December 6th and run through December 30th from 6pm to 10pm nightly. Fantasy of Lights will be closed on Christmas Day, December 25th.

The popular walk-thru will be extended to two back-to-back nights on December 3rd and 4th from 4 p.m. to 9 p.m. This spectacular 1.5-mile holiday light show at Vasona Lake County Park in Los Gatos can be viewed on foot or in the warmth of your vehicle.

Tickets can be purchased in advance by visiting parkhere.org. Walk-thru admission tickets are \$10 ages 13 years old and up, and \$5 ages 4-12 years old. Drive-thru admission prices are \$20 per vehicle (up to 12 people) and \$50 for oversize vehicles (capacity 13+).



The Walk-thru nights, on December 3rd and 4th feature international food and beverages by Moveable Feast, visits with Santa and Mrs. Claus and a holiday fun photo booth hosted by MIX 106.5 and 94.5 KBAY radio stations.

Whether you are on foot or in your vehicle, visitors will be dazzled by thousands of twinkling lights in large animated displays. The sights and sounds of an erupting volcano in the dangerously fun dinosaur den, Santa shooting hoops, a pen of playful penguins, blazing cannons, a tunnel of moving lights, and a

90-foot twinkling tree will have you "ooohing and aahing" throughout your visit. Enjoy a free pair of 3D glasses with the event program, while supplies last.

Vasona Lake County Park is located at 333 Blossom Hill Rd, Los Gatos, CA 95037. For directions, ticketing and more information visit parkhere.org or call (408) 355-2201. There is no parking at Vasona Lake County Park, however, free parking and shuttle service is recommended at Netflix, 121 Albright Way, Los Gatos.

*Fantasy of Lights is presented by Santa Clara County Department of Parks and Recreation, 298 Garden Hill Drive, Los Gatos, CA 95032.*

## 'Christmas Juerga' to be performed Dec. 17

The Flamenco Society of San Jose is hosting "Christmas Juerga" (Flamenco Jam Session) with musical arrangements composed of dance, song, guitar, and percussion.

This is a performance of traditional Flamenco festival style with a Christmas spirit which will be held Dec. 17 at Historic Hoover Theatre in San Jose.

The show, which starts at 7 p.m., features a professional cast of flamenco artists; Koko de la Isla, Flamenco Dance Company and a special guest appearance by the Flamenco Society Dance Academy.

This promises to be a very special event, with the passion, power and emotion of flamenco with a flamenco intimate setting.

The admission charge for this event is only \$25 general admission, \$20 for students/senior citizens and \$15 for Children.

Tickets are available at: society.bpt.me, or call 1-800-838-3006, email: flamencos@earthlink.net

## Free Christmas musical to be presented Dec. 9-11

Since 1984, Foxworthy Baptist Church of San Jose has presented a Broadway-style Christmas musical production as a free gift to community.

This year, the musical production will be presented five times over the weekend of December 9-11.

The 90-minute musical features 30 singers in a fully-staged and choreographed production. The first half includes many favorite Christmas songs and features Rudolph, Frosty, Sponge Bob and the Grinch. In the second half, the songs retell the story of the birth of Jesus, the Savior of the world and the Reason for the Season.

Performances are Friday, December 9 at 7 p.m.; Saturday, December 10 at 2 p.m. and 7 p.m. and Sunday, December 11 at 2 p.m. and 7 p.m. at Foxworthy Baptist Church is located at 1774 Foxworthy Ave., San Jose.

Foxworthy Baptist Church first presented The Christmas Gift to San Jose at the Montgomery Theater in 1984. In 1986, they moved the event to

the Civic Auditorium. However, since 1987, the musical has been presented at the church.

In early November, a proscenium and stage curtain was installed and the church is transformed into a theater. In addition to presenting the musical production at the church location, the Christmas Choir will also be appearing in the Los Gatos Christmas Parade on December 3 and will be singing at Santana Row.

The Christmas Gift to San Jose is under the direction of Don and Diann Fugate. For further information, visit the church website at www.foxworthy.org

## Polar Express train ride now running

Santa Cruz and Monterey Bay Railway has begun its one-hour round-trip journeys to the "North Pole" onboard The Polar Express Train Ride.

Set to the sounds of the motion picture soundtrack, passengers will relive the magic of the story as they are whisked away on the train ride.

Passengers will be treated to singing and dancing chefs serve passengers cookies and hot chocolate while they narrate the classic children's book, The Polar Express.

Santa and his helpers greet passengers at the North Pole and then board the train, where each child is given the first gift of Christmas—a silver sleigh bell.

Singing and dancing elves aboard each car lead passengers in singing Christmas carols on the ride back to Santa Cruz.

The journey begins Nov. 18, 2016 and runs through Dec. 23 on select dates; with departure times at 1 p.m., 3 p.m., 5:30 p.m. and 7:30 p.m. Families are encouraged to wear their pajamas for the ride.

As an added bonus, a \$10 MyBoardwalk Card (good for individual rides, attractions and games) will be provided for each paid adult and child (age three and over) for each Polar Express Train Ride reservation.

## A 'Dickens of a Christmas Mashup' starts

The Tabard Theatre Company at Theatre on San Pedro Square continues its 2016-2017 season, themed "Courage," with the World Premiere of A Dickens of a Christmas Mashup, a fun, funny, joyful, entertaining comedy-with-music featuring a youthful twist on the holiday classic that underscores in a contemporary way the courage to do what is right.

Working from a concept by Tabard Artistic Director Cathy Spielberger Cassetta, this modern re-telling of A Christmas Carol is told through the eyes, imagination, and references of 21st century youth. Recent SJSU graduate Amy Roberts led a team of young playwrights ages 9-16 to create the script. The young playwrights are Chloe Allen, Miles Bayer, Connor Chancey, Emily Anne Goes, Samantha Goes, and Claire Lentz.

A Dickens of a Christmas Mashup will delight audiences of all ages and may well prove to be a new holiday tradition. Providing background to the project, Cassetta comments, "The creative, inventive, and relevant interpretation these young playwrights have come up with exceeded my hopes and expectations. I am greatly impressed by their thoughtful and insightful version of the very familiar story. They have found a way to give this classic story a contemporary spin that audiences will find engaging and entertaining. Who knows what or who will show up? It's a holiday adventure that promises to delight audiences of all ages."

The World Premiere production will run Dec. 2-16, at the intimate Theatre on San Pedro Square, 29 North San Pedro Street, in downtown San Jose. The show will perform Fridays Dec. 2, 9, and 16 at 8 p.m.; Saturdays, December 3 at 3 p.m. and 7 p.m., and Dec. 10 with special matinees at

12 p.m. and 4 p.m.; Sundays, Dec. 4 and 11 at 2 p.m. There will be one Thursday night performance, December 15 at 8:00pm. Additionally, a free



This year, Santa will board the Polar Express for a journey to the North Pole.

hands-on presentation for those in the community who are blind or visually impaired will be held from 1:30-2:00 p.m., prior to the 3 p.m. performance on Saturday, December 3.

Tickets are available at tabardtheatre.org, or by calling 408-679-2330. Cabaret Seating \$40. Reserved Tiered Seating: Adults \$30-\$32; Seniors \$28-30; Youth and Full-time Adult

Students \$15. Advance purchase is strongly recommended.

For every production, Tabard donates a portion of its concession proceeds to a local nonprofit that is in some way related to the show.

## San Jose Dance Theatre and Cambrian Symphony collaborate on Nutcracker

One of the Bay Area's leading classic ballet institutions, San Jose Dance Theatre (SJDt) is pleased to announce its continued partnership with the Cambrian Symphony for the fourth year.

The Nutcracker will be performed at the San Jose Center for the Performing Arts Dec. 2-4 and 9-11. For tickets, visit: www.sjnutcracker.com

The Cambrian Symphony will provide a full symphony for the 2016 production of The Nutcracker. Scott Krijnen, Cambrian Symphony's conductor, and Linda Hurkmans, SJDt's Artistic Director are joining forces to bring live music and dance to Tchaikovsky's holiday ballet.

The San Jose Dance Theatre has provided generations of audiences with the magic of The Nutcracker. This will be its 51st production, making it the second longest-running Nutcracker production in the Bay Area.

Audiences will be awestruck by the grace and talent of the San Jose Dance Theatre's world-class guest artists including Sasha de Sola and Max Cauthorn of San Francisco Ballet, Samantha Bell, Guest Artist with Western Ballet and Rudy Candia formerly from Silicon Valley Ballet. Also gracing the stage, the dashing Snow King and mysterious Arabian Prince portrayed by professional guest artists, Walter Guiterrez, formerly of Silicon Valley Ballet and Nathan Cottam, Director of Mannakin Theater & Dance.

"San Jose Dance Theatre is honored to continue our collaboration with Maestro Scott Krijnen and the Cambrian Symphony to provide us a talented group of professional musicians who bring a symphony orchestra that makes our production of The Nutcracker one of the best events this holiday season," said Linda Hurkmans, San Jose Dance Theatre's Artistic Director. "The energy that a live symphony offers adds a rich dimension for the dancers and the Cambrian Symphony is one of the best orchestras in the area. Our ballet company is comprised of both professional dancers and students which helps further our goal of educating younger students alongside our more seasoned adults."

"We are thrilled to be collaborating once again with San Jose Dance Theatre to provide a live symphony for this wonderful ballet," said Scott Krijnen. "Our orchestra offers a unique blend of adult and student musicians and The Nutcracker showcases how important live music is for staged productions. We love working with the San Jose Dance Theatre because they value the importance of a live orchestra for the audience."



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RAM 2016 FALL COMMERCIAL ON-THE-JOB BONUS ALLOWANCE\*\*\*\* .....-\$500  
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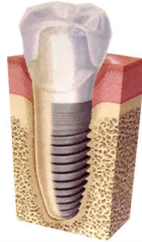
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Worship 9:00AM, Sunday School 10:00 AM Sundays.  
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3rd Sundays at Coffee Hour: Round Table Disc.  
4th Sundays in Worship: Blessing of Birthdays/Anniversaries/other "joy" Occasions  
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VBS: June 13th – 17th (5:45-8:30pm) & Sports Camp: July 18th – 22nd (9am -12:30pm) For more details or to register please visit our website  
Senior Pastor – Pastor Ron Johnson, Community-Life Pastor – Pastor Patrick Boyd, Children's Ministry Co-Directors – Alyssa Friend and Kristen Pearson  
We are located at 2827 Flint Ave (Between Tully & Norwood) San Jose, CA 95148, Phone 408-238-0231, e-mail info@eastvalley-church.com  
We are associated with Converge Worldwide www.convergeworldwide.org

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Worship services are at 10:00 AM at the Horace Mann Community Center (7th and Santa Clara Streets). Worship includes both contemporary and traditional music, a message that is relevant to real life, based in the Bible, and meaningful to people of all ages and backgrounds. We work in our community to provide real assistance and long-term, life-saving solutions: food, housing, counseling, and spiritual direction. Our children's & families' ministries include Sunday classes, outdoor family activities such as bike rides and fishing trips. Come, Make a Difference and feel the difference God can make in your life!

**HOLY SPIRIT CATHOLIC CHURCH**

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Monday - Friday. Our weekend Mass schedule is Saturday 5 p.m., Sunday 8 a.m., 9:30 a.m., 11:30 a.m. and 6 p.m. Rite of Reconciliation is every Saturday at 4 p.m. or by appointment. Our Parish Office is open Monday - Thursday 8:30 a.m. - 4:30 p.m. and Friday 9:00 a.m. - 3:00 p.m. Call 408-997-5100 for recorded information or 408-997-5101 to speak with someone in our parish office. Information on Faith Formation for children and adults can be obtained by calling our Catechetical Office at 408-997-5115. Get in the loop with our 3sixty High School Youth Ministry by calling 408-997-5106. Holy Spirit School serves grades Pre-K through 8th, and is located at 1198 Redmond Avenue. You can reach the school office at 408-268-0794.

**THE POINT CHURCH**

www.ThePoint.Church  
3695 Rose Terrasse Circle. San Jose CA 95148  
Located at the top of Aborn Rd and Murillo Ave.  
Come be inspired and build your faith as we worship together this Sunday @ 10:30 AM. KidsPoint is our children's ministry, serving infants through 5th grade. It is a fun and safe experience for kids as they grow in their walk with God. ONE is our student ministry, serving 6th through 12th grades. We help lead students into a growing relationship with Jesus through conversations, fun and service. Because of the diversity of Evergreen we offer church services in 5 languages, each with their own auditorium and pastor.  
10:30 AM English, Mandarin, Cantonese and Cambodian.  
Spanish at 1:00 PM.

**SAINT ANTHONY CATHOLIC CHURCH**

We invite you to become a part of our hospitable, intimate Catholic parish. We are a caring community, promoting spiritual growth, reaching out to people in need and where you get to know people by name. We offer children's religious education (CREATE); Youth Ministry (BLAST & X-STATIC); Scripture Study (day & evening); Senior's Group and many other adult ministries as well. Saint Anthony parish is located in Almaden Valley at 20101 McKean Road, San Jose, 95120. Our weekend Masses are at 4 p.m. on Saturday at our historic church at 21800 Bertram Road in New Almaden, CA 95042 and on Sunday at 8:30 a.m., 10:30 a.m., and 5:30 p.m. at the McKean Road location. Our Parish Office is open Monday 9 a.m. - 12 p.m. and Tuesday thru Thursday, 9 a.m. - 12 p.m. and 1 - 4 p.m. For more information, stop by the Parish Office or call 1+ (408) 997-4800, or visit our website at www.church-santhony.com. Fr. Larry Hendel, Pastor.

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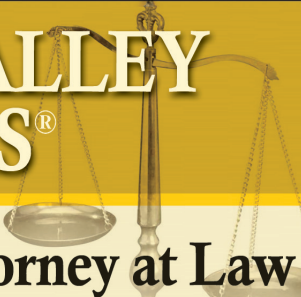
shipping like the earliest Christians. The Orthodox Christian Church is evangelical, but not Protestant. It is orthodox, but not Jewish. It is catholic, but not Roman. It is NOT non-denominational, it is pre-denominational. It has believed, taught, preserved, defended and died for the Faith of the Apostles since the Day of Pentecost 2000 years ago. What happens when you reunite created matter to its Creator? Come and see!  
All are welcome to our warm, multicultural Church community, where services are done primarily in English.  
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8:30 a.m. Orthros/Matins (morning prayers)  
9:30 a.m. Divine Liturgy of St John Chrysostom

**ST. FRANCIS OF ASSISI CATHOLIC CHURCH**

5111 San Felipe Rd., San Jose, CA 95135  
408-223-1562. www.stfrancisofassisi.com  
www.stfrancisofassisipreschool.org  
We invite you to join our community of faith located in the Evergreen area of San Jose. We are an inclusive diverse community striving to serve as Disciples of Jesus Christ in the footsteps of St. Francis, offering prayerful and joyful liturgies; evangelization, fellowship, and service opportunities to the community. We offer spiritual opportunities for all ages, including children's liturgy, dynamic E.C.H.O - Jr. High, IGNITE - High School and North Star -Young Adult Ministries, along with small faith communities and opportunities to help the poor and marginalized of San Jose. Our Preschool is the only Catholic Preschool offering quality family oriented service in the Evergreen and Silver Creek areas. Our Chapel, Gathering Hall, Parish Office, Mission Center, Parish Gift Shop, Memorial Garden and Preschool are all located at 5111 San Felipe Rd. Please come join us to worship at one of the following times and locations:  
St. Francis of Assisi Chapel  
Saturday 5:00PM, Sunday 8:30 AM, 10:30 AM, 12:30 PM, 4:00 PM (Mass in Vietnamese), 6:00 PM Youth Mass  
St. Francis of Assisi Gathering Hall  
Sunday 9:00 AM, Sunday 11:00AM, Igbo Mass - Second Sunday of the month 12:30 PM  
Mt. Hamilton Grange - 2840 Aborn Road  
Sunday 9:30 AM  
The Villages Gated Community (Cribari Auditorium)  
Sunday 8:15 AM  
For more information, please call or visit us at the Parish Mission Center open M-F 9:00 AM -12:00 PM; 1:00 PM - 4:00 PM. Come join us and share your presence with us so that together we may grow and share our gifts to help build God's Kingdom!

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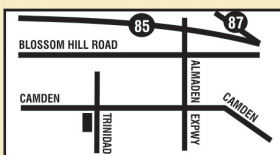
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Times News and Notes

# SCV Water District Board presents its efforts to address homeless encampments

The Santa Clara Valley Water District Board considered three recommendations brought forth by the board's Homeless Encampment Ad Hoc Committee at its recent board meeting.

The recommendations could help curb the growing impacts of

homeless encampments on local waterways.

The first recommendation is to develop a process to offer the Santa Clara County Office of Supportive Housing the first chance to lease vacant residential rental properties owned by the water district. Since

housing the homeless is the county office's domain, that office would manage the rental process and address individual tenants' needs.

The water district currently leases 53 residential properties. Most rental properties were acquired because the lands will be needed for future flood protection projects. Until those projects break ground, the water district typically leases them directly to individuals or families on a month-to-month basis.

The second committee recom-

mendation is that certain water district-owned lands be declared surplus and then offered for sale or lease to other governmental agencies that may be able to utilize these lands for the development of permanent housing. Currently, seven water district parcels have been identified as potentially "surplus" because the water district no longer has an identified purpose for them. The parcels, totaling nearly 60 acres, are located within unincorporated areas, and in the cities of

San Jose, Morgan Hill, and Gilroy.

The third recommendation is to direct \$350,000 to partner with the City of San Jose to fund an extension of the innovative and successful Downtown Streets Team program to remove trash and debris at encampments along local waterways. The water district's voter-approved Safe, Clean Water and Natural Flood Protection Program specifically designated approximately \$8 million for the removal of trash and debris in waterways.



Bellarmino Mothers' Guild president **Kathy Armistead** (second from left) with co-chairs of the 62nd Bellarmino Mothers' Guild Fashion Show for Financial Aid (from left): **Heidi Burke, Annette Finsterbusch, Gigi Harvey, and Erika Millard.** Photo by Al Bacosa, Bacosa Photography

## Bellarmino Fashion Show benefits financial aid

The Bellarmino Mothers' Guild Fashion Show, held on Nov. 19, benefits the Financial Aid Endowment.

The annual event, 62 years running, was held at the Santa Clara Convention Center and included a luncheon and black tie dinner.

More than a collection of fashion, the Bellarmino Fashion Show for Financial Aid highlights its students, faculty, moms and senior girls from local high schools. The event features local retailers with the goal of modeling the need to support students who otherwise would not be able to take advantage of the various educational opportunities available at

Bellarmino.

"This year's event theme, Bells, boots & Bow ties, featured warmth, fund and hospitality throughout, offering guests a welcoming experience very different from the fast pace of Silicon Valley," said Annette Finsterbusch, 2016 Fashion Show Chair. "Segments included 'Floatin' the River, 'Coastal Cool' and 'NASCAR Mania' were featured. With the new venue, were able to offer more opportunities for members of our Bellarmino community to attend the show. By so doing, we ultimately support more families and their deserving young men."

## How to recycle your holiday tree

Curbside collection of holiday trees is on your collection day beginning Dec. 26 through Jan. 27.

Homeowners must remove stands, tinsel, and decorations. Cut into 5-foot pieces. Set out on the curb near your carts by 6 a.m.

### Too much holiday trash?

Use Extra Garbage Stickers, available at City Hall, libraries, Lucky, and Safeway stores in San José. Place extra garbage in a 32-gallon plastic garbage bag labeled with an Extra



Garbage Sticker on the curb near the garbage cart on your collection day.

### Questions about recycling?

Go to [sjenvironment.org/curbside-recycling](http://sjenvironment.org/curbside-recycling) to view, print, or order a copy of the Recycling Guide, available in English, Spanish, and Vietnamese.

### For service questions

Contact your recycling, garbage, or yard trimmings collection company to report missed collections, replace damaged carts, report service issues, or change your cart size. Go to [sjenvironment.org/lookup](http://sjenvironment.org/lookup) to find your collection company and pickup day, to get street sweeping information, and for the schedule of neighborhood cleanups.

## Robotics

Continued from page 8

The team has written science curriculum for elementary schools in six different languages, introduced engineering courses in Leland, and helped start robotics teams in other schools. Team 604 has won the Chairman's Award, FRC's most prestigious award, nine times in the past ten years at regional FRC competitions. Team 604 also received commendation and recognition from the San Jose City Council in 2008, 2013 and 2015.

Team 604 is currently in the process of gathering equipment for the workshops, 4 - 6 laptop computers and 4 - 6 LEGO robotics kits (NXT or EV3). The com-

munity is invited to support this project by donating these materials. Team 604 is seeking these items in relatively good condition from the community. Your contributions will go a long way toward making the project a success. The donation is tax-deductible to the extent allowable by law. (Leland Robotics Team is a nonprofit club of Leland High School with tax ID 94-6002606.) We would greatly appreciate your support and generosity. If you wish to donate these materials or have any questions, please feel free to contact me at [leung.evan.99@gmail.com](mailto:leung.evan.99@gmail.com).

*Editor's note: Evan Leung is a junior at Leland High School and the Public Relations Lead of Leland Robotics Team 604. Team 604 was established in 2001 as an interest club at Leland High School.*




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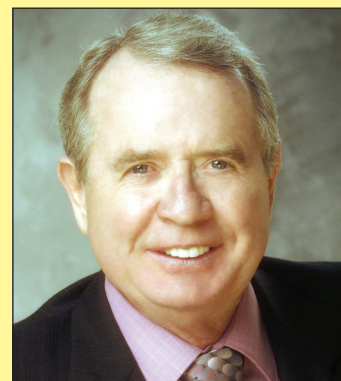
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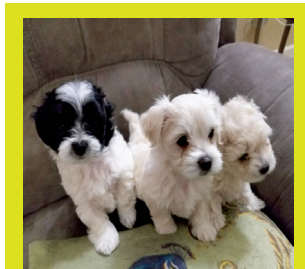
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**EZ Dog Grooming**  
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**408 646-5350**

**Shoe Repair**

**ANDY'S SHOE REPAIR**  
**408-270-0850**  
 No Shoe is Ever Too Old!

Hours:  
**Mon-Fri**  
**9:00 am - 5:00 pm**  
**Saturday**  
**9:30 am - 4:00 pm**  
 2850 Quimby Rd. Suite 100 • 270-0850

**Repairs and Painting**

**HOME IMPROVEMENT**  
**Handyman & Painting**

- Dry Rot Wood Repairs
- Carpentry & Stucco
- Fence Repairs
- Sheet Rock & Texture
- Painting & Match Touch-ups
- 25 Years Experience

**FREE ESTIMATES**  
**408.317.8052**

**Watch out for mercury pollution!**

Fluorescent lights save energy, but contain mercury which is a toxic pollutant. When it's time to replace the bulbs, dispose of used fluorescents properly to prevent polluted runoff into our creeks and Bay.

To find a convenient and FREE bulb drop-off location near you, call **(408) 299-7300** or visit **www.HHW.org**

**Hazardous Waste Recycling & Disposal**  
 FOR SANTA CLARA COUNTY

**Watershed Watch**  
 Protect Our Creeks and Bay

Sponsored by Santa Clara Valley Urban Runoff Pollution Prevention Program – a coalition of local government agencies.  
 www.MyWatershedWatch.org

**Clean Up**

**Clean Up & Go**  
**YARD SERVICE**

**Fire Safety \* Front / Backyard \* Clean Ups**  
**Tree / Shrub Removal \* Shed / Deck Removal**

**7 DAYS (408) 849-3134**

**Hauling**

**MORENO HAULING**  
**SAME DAY CLEAN UP & GO TRASH HAULING**  
 We Take Everything!

We do all loading! Residential/Commercial  
 Trash Removal, Hauling Front/Backyards, Garage,  
 Hoarder Cleanouts, Home/Rentals Clean-ups,  
**YARD SERVICE**, Front/Backyard cleanups,  
 Tree/Shrub Removal, Shed/Deck Removal. Fire safety!  
**MOVING ASSISTANCE IN/OUT**  
 Senior/Military Discounts

**7 DAYS, RAIN OR SHINE!**  
**(408) 729-0630**





**JUST LISTED!**

## 6174 PASEO PUEBLO

Open Saturday and Sunday 1pm to 4pm

Single-level, 4bd/2ba, 2094+/-sf Almaden Valley home on a spacious 8,295+/-corner lot. Includes a 324+/-sf bonus room. Close to Almaden Lake Park, Library/Community Center, Almaden Quicksilver County Park, restaurants, parks, and trails! San Jose Unified School District.

**Offered at \$1,049,000**



## 6724 BITTERROOT PLACE

This home in Almaden Valley's Shadow Brook neighborhood is just a short distance to top-rated schools including Graystone Elementary, Bret Harte Middle and Leland High.

4 bedrooms, 2.5 baths with 2240+/-sf of living space on an ample sized 8700+/-sf lot. Hillside views from the amazing, private backyard with pool. New carpet, paint and recently refurbished kitchen.

**Sold for \$1,325,000**



**JUST SOLD!**

## Coming Soon! 6184 OSTENBERG DRIVE

Almaden single-story with 4 bedrooms plus office/den, 2.5 baths, 2,185+/-sf on a 8,132+/-sf home site. Fresh interior paint and new carpeting. Hardwood flooring. Plantation shutters, wet bar and fireplace in the family room. **Offered at \$1,200,000**



### Therese Swan

408.656.8240

tswan@apr.com

AlmadenValleyRealEstate.com

License #01355719



*Almaden Valley's #1 Agent Each Year 2009 – 2015*

*As Measured By Dollars Per Agent Per Year*

*The Only Nationally Recognized Almaden Valley Specialist*

*Ranked #209 in Nation By 2015 Wall Street Journal/RealTrends.*

APR.COM

**ALAIN PINEL**  
REALTORS

LUXURY  
PORTFOLIO  
INTERNATIONAL

Square footage, acreage, and other information herein has been received from one or more of a variety of different sources. Such information has not been verified by Alain Pinel Realtors. It is important to buyers, buyers should conduct their own investigation.