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Romance book store coming to State Street  
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# Los Altos Town Crier

Community news for Los Altos, Los Altos Hills and Mountain View since 1947

Vol. 78 No. 48 • 50 cents

losaltosonline.com

WEDNESDAY • November 26, 2025

## History Museum rings in the season



S.M. LIEU/SPECIAL TO THE TOWN CRIER

The Los Altos History Museum rang in the holiday season with festive songs, food, drink and goodies during last week's "Catch the Spirit" event. To learn more about the community tradition, turn to page 3.

## Los Altos Hills council members talk O'Keefe Open Space Preserve

By Curtis Driscoll  
Staff Writer/curtisdriscoll@latc.com

Talks to redesignate parts of the O'Keefe Open Space Preserve in Los Altos Hills for potential housing use has drawn criticism from nearby residents concerned about the impacts. A Los Altos Hills Nov. 17 council listening discussion centered around the feasibility of a potential ballot measure to redesignate a portion of the O'Keefe property from its current open space preserve to multifamily residential and to remove the voter approval requirement for conveyance of the land for multifamily housing. The O'Keefe property site is vacant land owned by the town and is adjacent to Highway 280/Junipero Serra Freeway and El Monte Road, not far from Foothill College. Los Altos

Hills has a certified Housing Element, but the town is looking at rezoning parts of the O'Keefe property to allow multifamily housing to maintain adequate potential sites in the future to meet its housing obligations required by the state. City staff said a council ad hoc committee formed to explore alternative sites identified the O'Keefe property as a potentially suitable housing site.

To change the property zoning, it would require a ballot measure from the public to amend the town's 2002 Open Space Initiative, which redesignated several properties, including the O'Keefe property, around town into an open space preserve, according to a city staff report. If residents gathered enough signatures, the citizen-sponsored initiative could be

See PRESERVE, Page 6

### For those home for the holidays

Whether you're visiting your folks from college, your place out of state, or even just a city away – the Town Crier is excited to welcome you back home. We hope picking up this paper will bring back fond memories, and we invite you to bring the Town Crier into your own home this season. Visit [losaltosonline.com](http://losaltosonline.com) to subscribe, either in print or online, to your hometown's local paper. We wish you a very happy Thanksgiving and hope your homecoming is spent surrounded by love and warmth.

### ALSO INSIDE – NOVEMBER 26, 2025

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# Around Town

## Catch the Spirit event held



S.M. LIEU/SPECIAL TO THE TOWN CRIER

The Catch the Spirit event held at the Los Altos History Museum Nov. 19 celebrated the season with music, boutique shopping and food. Choral group Schola Cantorum choir, above, performed in the garden, while the Egan Junior High School chorus came on after to sing. Tours of the historic J. Gilbert Smith House also occurred with a 1930's Christmas theme for visitors, along with shopping in the museum boutique. The free event went from noon to 4 p.m.



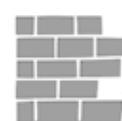
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# News

## MV approves housing projects

By Giuseppe Ricapito

Staff Writer/christinac@latc.com

Mountain View has approved two major housing projects set to add hundreds of new housing units to the city, but not without some acrimonious wrangling with some of the applicants.

At a meeting on Nov. 18, the city council approved a mixed-use project with 299 units at 749 West El Camino Real and 455 units at 901-987 North Rengstorff Ave.

Both items passed with 6-1 votes, with Councilmember Alison Hicks opposing the El Camino Real project and Councilmember John McAlister opposing the Rengstorff Avenue project.

The 299-unit housing development would replace the Chase Bank at the corner of West El Camino Real and Castro Street. Proposed by Charleston-based multinational developer Greystar, the development calls for a mixed-use structure with 299 residential apartment units and 10,830 square feet of retail, restaurant, bank space and parking at 749 West El Camino Real Ave. Project plans include the demolition of the still-operating Chase Bank building at the site, which includes a historic mosaic created by architect Millard Sheets in the 1970s. The vacant Clarke's Restaurant next to the Chase parking lot will also be demolished.

Councilmember Lucas Ramirez supported the project.

"Fundamentally, it's a good project. I think the motion captures the spirit of what the applicant has asked for and we will see where it goes from there," he said.

However, contention grew at the meeting before the approval as the legal team representing the applicant threatened legal action after council denied requests for an eight-year permit expiration instead of two years.

"While staff has not had the opportunity to fully review the request, we are moving forward with the hearing despite the last minute nature of the request," said Amber Blizinski, assistant community development

See DEVELOPMENTS, Page 7

## Downtown theater group gets fundraising consultant

By Christina Casillas

Staff Writer/christinac@latc.com

Los Altos City Council members extended the city's Downtown Performing Arts Center memorandum of understanding (MOU) to Nov. 18, 2027 just after the Los Altos Performing Arts Center (LAPAC) announced it had selected a fundraising consulting firm.

LAPAC is a volunteer group dedicated to finding funding for the performing arts center. Its capital campaigns cabinet, as outlined in the 2024-2025 MOU, is required to oversee the capital campaign firm or individual to ensure they are moving forward through its "quiet phase." City council members also voted unanimously in April to allocate \$300,000 to the Los Altos Mountain View Community Foundation (LAMVCF) while a steering committee including the city, LAMVCF and Los Altos Stage Company hired professional fundraisers.

The steering committee successfully selected Indigo Skies Consulting to guide LAPAC's fundraising efforts, according to a Nov. 6 press release. Community leaders Robin Abrams and Joe Beninato, as co-chairs of the capital campaign cabinet, will partner with Indigo Skies Consulting to better focus fundraising efforts.

The steering committee that selected Indigo Skies included Anthony Carnese-



SCREENSHOT FROM A NOVEMBER 2024 CITY COUNCIL MEETING

Above is a rendering (though no design has yet been chosen) of the Downtown Performing Arts Center. The center's steering committee recently selected its fundraising consultant, and its memorandum of understanding with the city was recently extended.

ca, assistant to the city manager; Crysta Krames, CEO of the Los Altos Mountain View Community Foundation; and Vicki Reeder, board member of the Los Altos Stage Company.

"Indigo Skies Consulting brings a track

record of thoughtful strategy, community engagement and disciplined execution," said Reeder in the press release. "As we learned of their prior work during the

See THEATER, Page 7

## Greystar property management reaches settlement with California

Settlement was related to an antitrust lawsuit

Town Crier Report

Property management company Greystar has reached a \$7 million settlement with the state of California as part of an ongoing antitrust lawsuit against software company RealPage, the California Department of Justice announced in a Nov. 19 press release.

In a January 2025 complaint, the California attorney general's office alleged that Greystar and other landlords shared competitively sensitive data to generate pricing recommendations using RealPage's algorithms. RealPage uses algorithmic models to recommend price increases to subscribers. Greystar and other landlords discussed competitively sensitive topics – including pricing strategies and rents with each other, the attorney general's office said. The information allowed

RealPage to know what competing landlords were charging and could increase profits for landlords by using that information to recommend that landlords set or raise their prices uniformly, eliminating competition and leaving renters no choice but to pay artificially high prices, the attorney general's office said.

According to the Greystar website, there are seven apartments for rent in Mountain View operated by the property management company.

"Whether it's through smoke-filled backroom deals or through an algorithm on your computer screen, colluding to drive up prices is illegal," Attorney General Rob Bonta was quoted in a press release. "Families across the country are staring down an affordability crisis. Companies that intentionally fuel this unaffordability by raising prices

See SETTLEMENT, Page 6

## MVPD arrests barricaded suspect

By Christina Casillas

Staff Writer/christinac@latc.com

Mountain View police arrested a man who tried to break into a neighboring residence in his apartment complex Wednesday. Police received a report of an attempted break-in in the 1000 block of El Monte Avenue at 12:23 a.m. Nov. 19. Upon arrival, officers saw a man, wielding a knife, attempting to break into an apartment. The man, identified as Mountain View resident Jose Luis Valencia Sanchez, 22, refused to comply with officer commands after they attempted verbal engagement. The man then retreated and barricaded himself inside his own apartment, according to a Mountain View Police Department press release. The Special Weapons and Tactics Team and Crisis Negotiations Team were deployed at approximately 1:02 a.m. to aid with the situation.



TOWN CRIER FILE PHOTO

Mountain View Police officers arrested a man last week who barricaded himself in his residence after trying to break into a neighboring apartment unit.

After negotiations, Sanchez was arrested at 5:50 a.m. Apartment residents were asked to shelter in place or evacuate during the incident. The Mountain View Fire Department administered medical aid for minor injuries Sanchez received prior to the arrest; no victims were injured during the incident. Sanchez received further care at Stanford Hospital. He was arrested on charges including burglary, brandishing a weapon, assault with a deadly weapon and vandalism.

## Local holiday tradition returns to streets of Los Altos this week



TOWN CRIER FILE PHOTOS

Los Altos' beloved Festival of Lights returns for its 48th year this weekend. Scheduled for 6 p.m. Sunday, a variety of characters from Santa to the protagonists of "The Wizard of Oz," will take over the streets of Los Altos as talented bands and intricate, lit-up floats bring holiday cheer.

By Christina Casillas

Staff Writer/christinac@latc.com

Santa Claus is making his list, checking it twice and coming to Los Altos to celebrate the city's Festival of Lights this weekend.

Now in its 48th year, the Festival of Lights has delighted community members with twinkling bright lights, intricate float displays and delightful performances since 1977. Far from its meager beginnings, which included four to five push-floats created by volunteers, this year's festival – scheduled for 6 p.m. Sunday (Nov. 30) – includes 60 entries.

The theme for the 2025 event is "A Child's Holiday Fantasy." The lineup includes 24 floats, 10 bands that will play holiday songs and dance groups among other special entertainment – all adorned in twinkling lights. Put on by the Los Altos Festival of Lights Association, the hour-long event is set to be streamed live by KMTV on channel 15.

New this year is an animated dragon named Bertha, who will be perched atop the circus train. The Stuart Highlander Pipe Band, joined by the Santa Clara Sheriffs and Macintosh band of Marin, will kick off the festival with bagpipe performances. The Snow Queen – presiding over the festival – and toy soldiers (all who have been part of the festival for 15 years or more) and other floats follow.

As always, Santa Claus and his herd of reindeer will close out the event.

The Los Altos Festival of Lights Association is always looking for volunteers and donations. While the event is classified as a "Heritage Event," allowing for some city services and police department aid, expenses for costumes and floats are funded by donations and grants.

To learn more, visit [losaltosparade.org](http://losaltosparade.org).



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## PRESERVE

From Page 1

scheduled to appear on the June or November 2026 ballot.

Several speakers at the Nov. 17 meeting expressed concern about how development would affect the area's environmental and rural aspects. Others worried about traffic impacts on nearby roads and what they felt was an inadequate time and notice to review the proposal.

Los Altos Hills resident Sue Welch said she could not support the proposed draft initiative without specific plans about any sale or lease and how the development would be carried out. There are currently no specific housing plans for the site. Welch has proposed using the O'Keefe property as a potential site for multifamily housing with certain conditions.

"Residents have a right to know what is proposed for the site before voting for this plan," Welch said in a letter to the town. "The current plan lacks sufficient information about how the site will be developed."

The council said that the Nov. 17 meeting was only a listening session and that any proposal would need to be resident-led. Los Altos Hills Mayor Kavita Tankha noted that changing the open space designation was not something the council wanted to do but it had limited options, given there is no commercial land



SCREENSHOT FROM LOS ALTOS HILLS CITY COUNCIL PRESENTATION

Above is a rendering of a potential redesignation of O'Keefe Open Space Preserve in Los Altos Hills for potential housing.

in Los Altos Hills.

"There is no good solution, that's the reality," Tankha said. "What we are trying to find is the best solution in the circumstances."

Vice Mayor Rajiv Bhateja said he didn't believe the town needed to go that far just yet, preferring something that would ask citizens to allow the council to take it out of open space if it's required to prevent the builder's remedy. However, he noted there were concerns about being out of compliance with state housing laws that could result in the builder's remedy, which allows developers to avoid local zoning requirements if a city's housing element is noncompliant.

"We are uncomfortable with

the idea of putting multifamily housing on O'Keefe," Bhateja said. "The alternative, if we have a decertification, is to essentially have multifamily housing everywhere, potentially."

According to a Los Altos Hills staff report, "the draft initiative would allow the town to sell, convey or lease portions of the O'Keefe property for multifamily residential uses," but would not change the open space area towards the southern end of the property.

The proposal would also preserve the Purissima Creek stream bed, which runs through the property, as well as a 50-foot setback area from the top of the creek bank on either side of the creek.

## SETTLEMENT

From Page 4

to line their own pockets can be sure I will use the full force of my office to hold them accountable. California is stronger when we protect tenants and a competitive economy."

Greystar is the largest landlord in the United States, managing nearly 950,000 rental units nationwide. It also manages approximately 333 multifamily rental properties in California that use RealPage's pricing software.

Under the settlement agreement, Greystar, among other requirements, must refrain from using any anticompetitive algorithm that generates pricing recommendations using its rivals' competitively sensitive data or that incorporates certain anticompetitive features.



## Congratulations Diana!

Diana Limon-Herrera guessed Gertrude's exact weight to the pound!

She earned a \$1,000 grant for Mountain View Community Land Trust.

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# News

## THEATER

From Page 4

consultant search, I'm genuinely excited about what their partnership with LAPAC can achieve. This is a major step forward for our community's vibrant cultural future."

Indigo Skies Consulting, founded by Sharon Papo, is based in Capitola and focuses on encouraging efficient fundraising strategies for community-based organizations.

"(The steering committee) laid a strong foundation by bringing on Sharon Papo and Indigo Skies Consulting. We're energized and optimistic about the future as we invite the community to help make a vibrant downtown performing

arts center a reality," Abrams said in the press release.

The performance center would occupy part of Parking Plaza 2, located behind storefronts on Main Street between First and Second streets, according to previous Town Crier reporting. It's expected to cost a minimum of \$25 million, but supporters believe most of the cost can be raised privately.

Despite forward movement for the performing arts center, many in the community were hesitant because they were unaware that the consultant had been chosen; others continued to push against the center because of its impact on parking, instead encouraging the city to maintain and renovate the Bus Barn Theater.

## DEVELOPMENTS

From Page 4

director.

Greystar officials claimed the council was intractable for their lack of consideration of the request.

"We've voluntarily done what's right every step along the way," said Dan Deibel, a spokesman for Greystar.

Mayor Ellen Kamei indicated that the aggressive response by Greystar was unprecedented – but noted the need to pass the approval.

The proposal calls for a 41-foot-tall, two-story, 11,500-square-foot bank, and a 75-foot-tall six-story mixed-use building with ground-floor commercial use and two levels of underground parking.

According to city documents, the 3.1-acre proj-

ect site is occupied by a vacant 1,487-square-foot restaurant building at the northeast corner and an open, 18,302-square-foot Chase Bank on the northwest corner. Both buildings would be demolished.

The original bank building, a Home Savings and Loan Association Bank, was built in the 1970s and designed by Millard Sheets, according to city environmental review documents. The artwork contained in the building includes the mosaic mural, a stained glass window and canvas mural.

The bank building and artwork are considered historic resources under the California Environmental Quality Act. The applicant is considering relocation of the artwork to the Mountain View Center for the Performing Arts or inside the Mountain View Public Library.

## John M. Chu's 'Wicked For Good' reaches new heights, defies gravity



OGULCAN AKSOY - SCAD/ADOBE STOCK

**Wicked For Good**, directed by Los Altos Hills native John M. Chu, has set a record for gross revenue. The film grossed \$150 million in the United States according to Box Office Mojo, making it the top Broadway musical adaptation film. "Wicked for Good" opened last Friday in theaters around the world.

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# Comment

## Letters to the Editor

### LASD: Good job, but still do better

This letter to the editor is regarding the Nov. 19 Town Crier article, "Local districts exceed state assessment and success metrics."

Yes, the California Schools dashboard highlights a number of the excellent results of the Los Altos School District. Los Altos has nearly twice the proportion of students achieving at least at grade level (85%) than the state overall. But we also have too many students not succeeding and not meeting critical California standards.

Only 30% of our Latino, socioeconomically disadvantaged students are at grade level. This 30% at-grade level rate is essentially identical to the overall state results.

Why can we be wildly successful with the other

students and fail so miserably in helping our Latino community?

Most of these students have been in LASD since kindergarten and spoke English by first grade. Their parents want nothing more than for them to succeed. Most of the families are not impoverished, and many parents lacked educational access in their countries of origin.

The school board meeting last week included a lengthy discussion about why so many LASD students are not succeeding and what we can do to help them. The district staff and board expressed their sincere desire to help all students.

It is time for the community to face this unacceptable reality and begin the work to find solutions.

**Pat Brodkey**  
Los Altos

## Peek into the Past



COURTESY OF LOS ALTOS HISTORY MUSEUM

Students enjoy an early Thanksgiving feast at Santa Rita Elementary School in Los Altos (photo is undated).

## Letters to the Editor

The Town Crier welcomes letters to the editor on current events pertinent to Los Altos, Los Altos Hills and Mountain View. Email letters to [howardb@latc.com](mailto:howardb@latc.com). Letters should be no more than 200 words. Include a phone number for verification purposes. Anonymous letters will not be printed.

## Editorial: A Thanksgiving message

In 1941, President Franklin D. Roosevelt signed a proclamation officially designating Thanksgiving Day as the fourth Thursday in November. More than two decades later, in 1963, President John F. Kennedy reminded the nation of the holiday's deeper meaning, writing:

"Over three centuries ago, our forefathers in Virginia and in Massachusetts, far from home in a lonely wilderness, set aside a time of thanksgiving. On the appointed day, they gave reverent thanks for their safety, for the health of their children, for the fertility of their fields, for the love which bound them together, and for the faith which united them with their God."

Here in Los Altos, Los Altos Hills and Mountain View, we too have much to be thankful for:

- A welcoming community that embraces new neighbors and cherishes lasting friendships
- Seven thriving Los Altos shopping districts: Downtown Triangle, El Camino corridor, Loyola Corners, Rancho Shop-



WAVEBREAK3/ADOBE STOCK

There is a lot to be thankful for in our community this Thanksgiving.

ping Center, Village Court, Foothill Crossing and Woodland Plaza

• Vibrant areas in Mountain View including Castro Street, San Antonio Center and The Village at San Antonio

• Top-rated schools and dedicated educators

• Active youth sports programs that bring families together

• Service clubs and non-profit organizations that strengthen our community through generosity and care

- Well-functioning city governments
- Community centers, libraries and neighborhood parks that enrich our daily lives

And, of course, we are grateful for the greatest blessings of all: family, friends and the sense of belonging that binds us together.

*As we gather tomorrow, may we each take a moment to Give Thanks – for what we have, for those we love and for the community we share.*



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The Los Altos Town Crier, ISSN 87504585, is published weekly every Wednesday by LATC Media Inc., 138 Main St., Los Altos 94022. Periodicals Postage Paid at Palo Alto, CA. POSTMASTER: Send address changes to the Los Altos Town Crier, 138 Main St., Los Altos, CA 94022. The Los Altos Town Crier is an adjudicated newspaper of general circulation for Santa Clara County: Decree No. 328150. Yearly subscription rates in advance: within county, \$70; seniors, \$60; out of county, \$80.

# 2025 Town Crier Holiday Fund

Donate to the Holiday Fund by visiting [DAFFY.ORG/LATC2025](http://DAFFY.ORG/LATC2025)

## Hope's Corner: Providing meals and much more to all who need them

• **Mission:** Hope's Corner provides homeless, low-income and vulnerable people in the community with nutritious meals, hot showers, laundry services, refurbished bicycles and connections to other services in a dignified and welcoming environment – all at the corner of Hope and Mercy streets.

“Hope's Corner is part of the safety net of our community,” said Leslie Carmichael, board member. “We provide hot meals and laundry service to people who are otherwise not able to access other services. We're able to respond to needs as they change in real time.”

The nonprofit serves hot breakfasts to all who need them, three days a week on site, with no eligibility requirements, and times its shower and laundry services to overlap with meals. It also offers new undergarments and socks for shower guests and partners with other organizations to provide free haircuts, COVID vaccinations, flu shots, health checks and other critical ser-

vices.

• **2025 update:** Hope's Corner has continued to expand its meal program and is helping more in-need individuals than ever before. The group is serving more meals on site – Mondays, Wednesdays and Saturdays – and offers meal deliveries to unhoused Mountain View residents living in vehicles on Mondays, Thursdays and Saturdays.

Carmichael estimated that Hope's Corner served 7,900 meals in September.

From January through September, Hope's Corner estimates that 1,594 unique individuals were provided with services (this does not include deliveries or off-site services).

Of the guests who participated in the meal program in 2025, 63% were adults, 34% seniors and 3% were youth. Of those, 53% were unhoused.

“As economic conditions have become even more difficult for people, we were able to step up our meal program. We are also working on new plans to be able to provide more and better services to the people in



TOWN CRIER FILE PHOTO

**Hope's Corner provides homeless, low-income and vulnerable community members with much needed services.**

need,” Carmichael said.

Hope's Corner serves indoor, sit-down meals at the Mountain View campus of Los Altos United Methodist Church, which hosts the nonprofit, and continues to serve to-go meals on Mondays and Wednesdays, which began at the beginning of COVID. Breakfasts include a hot entree, fresh fruit and other nutritious items.

The on-site shower and

laundry services have remained popular among homeless guests. The use of both services met or exceeded maximum capacity nearly every service day, providing much-needed opportunities for guests to improve their hygiene and feel better about themselves. The group hopes to purchase additional laundry machines in the coming year as well.

• **Why the Holiday Fund is**

### Hope's Corner

**Location:** 748 Mercy St., Mountain View

**Founded:** 2011

**Annual Budget:** \$763,800

**Staff:** Seven part-time employees, 800 volunteers

**Information:** [hopes-corner.org](http://hopes-corner.org)

**needed:** Nutritious meals, hot showers, laundry services and bicycles give a crucial hand up to an increasing number of people in the community who struggle to get by. These services promote better physical and mental health and provide guests with hope for improving their condition. The expansion of the meal program has increased demand on the use of the commercial kitchen – Hope's Corner is seeking to replace cooking equipment and add refrigeration capacity to allow acceptance of dairy products and eggs which sometimes have to be turned away.

## The Day Worker Center: A beacon of dignity and opportunity

• **Mission:** For nearly three decades, the Day Worker Center of Mountain View has stood as a cornerstone, offering opportunity, dignity and a sense of community to immigrant workers across Mountain View, Los Altos, Sunnyvale and surrounding areas. Its mission is to safely and respectfully connect workers and employers, empower members through education and training and actively advocate for their rights, ensuring every individual has the tools to thrive and achieve their full potential.

Under the leadership of María Marroquín, a former day worker who rose to become executive director, the center has continuously expanded its programs looking toward 2025. Its “Know Your Rights” workshops have educated dozens of workers about labor protections and civil rights, instilling the confidence needed to advocate for fair treatment. English classes, driver's license preparation and digital literacy training have significantly strengthened the economic mobility of its members.

• **2025 update:** A major highlight of the center's recent initiatives has been hands-on training in sustainable and innovative practices. Workers have gained valuable skills in cob construction techniques, engaging in natural building methods that honor craftsmanship and environmental



PHOTO COURTESY OF MARÍA MARROQUÍN

**The Day Worker Center offers opportunities to immigrant workers.**

care. In close partnership with the city of Mountain View, it has developed a zero emission landscaping program and an electric tool lending library. This program provides access to battery powered equipment, such as leaf blowers, hedge trimmers, chainsaws and mowers, complete with bilingual safety and skills training, promoting cleaner and safer work.

This collaboration has earned notable recognition: In October 2025, the Institute for Local Government awarded the city of Mountain View a Beacon “Leadership & Innovation” Award in the “Innovation in Energy” category, specifically highlighting the electric landscaping program implemented at the Day Worker Center. This award represents a shared triumph, rooted

### Day Worker Center of Mountain View

**Location:** 113 Escuela Ave., Mountain View

**Founded:** 1996

**Annual Budget:** \$952,000

**Staff:** Seven full-time employees, two part time and 90 volunteers.

**Information:** [dayworkercentermv.org](http://dayworkercentermv.org)

in collaboration, mutual respect and the vision that everyday work can forge a fairer, cleaner future for the entire community.

• **Why the Holiday Fund is needed:** The center's impact is felt daily, extending far beyond training innovation. Last year, it facilitated the placement of workers in more than 12,000 jobs. Simultaneously, it served more than 20,000 meals to its members and their families, six days a week, addressing a crucial basic need. The workers, in turn, give back to the community by dedicating volunteer hours to local gardens, clean-up initiatives and other community projects. Every sharpened tool, every brick laid and every right claimed tells a story of resilience, dedication and hope.

# 2025 Town Crier Holiday Fund

Donate to the Holiday Fund by visiting [DAFFY.ORG/LATC2025](http://DAFFY.ORG/LATC2025)

## Music for Minors builds music skills in students up to 6th grade

• **Mission:** Music for Minors (MFM) nurtures a lifelong love of music in children by providing high-quality culturally relevant and standards-based music education. The organization believes that music is transformative, enhancing children's cognitive, social and emotional development, while fostering creativity, confidence and connection. Its goal is to ensure that every child, regardless of background, has access to the lifelong benefits of music.

MFM partners with elementary schools and districts to make music a foundational part of a well-rounded education. Its California standards-based curriculum includes a diverse repertoire connecting students to music and cultures from around the world. Through 20- to 45-minute weekly lessons, students engage in singing, movement, listening, reading music notation and instrumental instruction, building

musical skills year over year from preschool through sixth grade. MFM also provides instrumental music instruction (clarinet, flute, trumpet, violin and voice) for fifth graders in select schools, deepening their musical skills and preparing them for future studies.

• **2025 Update:** This year, MFM serves approximately 15,000 students across nearly 19,000 music classes in 65 Bay Area schools. Student assessments in the 2024-25 school year showed 25-50% improvement in musical skills over the school year, further affirming the program's success in advancing learning outcomes and boosting students' confidence and engagement with the arts. MFM also expanded its curriculum to include adaptive lessons for special day classes and new resources for preschool and transitional kindergarten students, ensuring music access for every learner.

MFM welcomed Valerie



COURTESY OF MFM

### MFM connects students to music and culture.

Meyer as executive director, following Marcy Straw's interim leadership. "As we approach our 50th anniversary in 2026, we're expanding opportunities for children to experience the joy and lifelong

benefits of music," Meyer shared. "Together, with the Los Altos community's support, we're ensuring every child has the chance to learn, create and thrive through music."

### Music for Minors

**Location:** 200 Industrial Road, Suite 195, San Carlos  
**Founded:** 1976  
**Annual budget:** \$2 million  
**Staff:** Management team of nine, plus 38 music teachers  
**Information:** [mfm.org](http://mfm.org)

• **Why the Holiday Fund is Needed:** The Town Crier Holiday Fund supports MFM's sliding-scale program model, which provides more than \$200,000 in annual subsidies to under-resourced schools based on financial need, ensuring all students have access to music instruction regardless of their school's budget. Amid ongoing school budget constraints, this support sustains equitable arts access across the region while helping MFM bring the gift of music to the students who need it most.



## Los Altos Town Crier Holiday Fundraiser 2025

### 1. THE BEST WAY TO CONTRIBUTE:

Donate with a credit/debit card or ACH securely at

[www.daffy.org/latc2025](http://www.daffy.org/latc2025)



### 2. DONATE STOCK OR CRYPTO:

Follow the steps at <https://www.daffy.org/latc-faqs> or contact [support@daffy.org](mailto:support@daffy.org) for help.

### 3. DONATE BY CHECK:

Send a check payable to "Daffy Charitable Fund" to Daffy, 221 Main St., PO BOX 2061, Los Altos, CA 94023. Indicate "TCHF 2025" in the memo line

By sending a check you agree to the Daffy Member Agreement, available at [daffy.org/legal](http://daffy.org/legal)

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Business Name: \_\_\_\_\_

\*Email: \_\_\_\_\_ (Email is required for all tax receipts)

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- OR -

In Honor of:

In Memory of:

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**All donors and their gift amounts will be published in the Los Altos Town Crier unless the boxes below are checked.**

I wish to contribute anonymously

Please withhold the amount of my contribution

The Town Crier Holiday Fundraiser is a donor advised fund of the Daffy Charitable Fund, a 501(c)(3) charitable organization. All contributions are tax deductible to the fullest extent of the law. Daffy Charitable Fund nonprofit tax id 86-3177440.

## TOWN CRIER HOLIDAY FUNDRAISER 2025

*Making a difference...*

Join hundreds of Town Crier readers again this holiday season who are contributing. Grants from the Town Crier Holiday Fund support local agencies that touch the real needs of people.

*Where the money will go:*

**Child Advocates of Silicon Valley**  
 Matching neglected children with adult advocates.

**Community Services Agency's Keep Low Income Seniors Housed**  
 Provides housing financial assistance to seniors

**Community School of Music and Arts Artistic Intelligence Program**  
 Brings music, art and dance to special needs students through partnerships.

**Day Worker Center of Mountain View**  
 Connects day workers with jobs offered by homeowners and businesses.

**Help One Child**  
 Performs foster parent recruitment, support, training.

**Hidden Villa**  
 Provides summer camperships for underprivileged families.

**Hope's Corner**  
 Provides meals and shower facilities for the underserved and unhoused.

**Los Altos Youth Theatre Los Altos Stage Company**  
 Making theater a safe and great place for children to be.

**Mentor Tutor Connection**  
 Matches at-risk youths with adult mentors, tutors in local schools.

**MERIT Program (Making Education Relevant and Interactive through Technology)**  
 Provides teachers with tech tools at the Krause Center for Innovation at Foothill College.

**Music for Minors**  
 Provides music education to schools through docent training.

**MVLA Scholars**  
 Serves low-income first-generation college students from Mountain View and Los Altos.

**Veterans Resource Center at Foothill College**  
 Helps veterans transition to schooling and employment.



# Community

## Tips for caregivers during the holidays: Maintaining joy while reducing stress

By Duanni Hurd

The holiday season from November to January is usually the busiest time for a home care organization, as adult children often consult for home care services when they visit and witness firsthand their parents' decline.

The holiday season is also when older adults are most vulnerable to illness and seasonal viruses. As I prepare to host my aging parents for Thanksgiving, who will endure a stressful travel itinerary from thousands of miles away, I am reminded to step back and consider the big picture of managing the experience they will have while visiting. The key to a joyful holiday season with aging adults is to balance expectations and stress while ensuring self-care.

The holiday season is often portrayed as a time of celebration, family gatherings and warm memories, yet for those caring for an aging loved one, stress can quietly overshadow the joy. Caregivers frequently juggle seasonal expectations along with daily routines,

### Journey Into Aging

medication schedules, medical appointments and emotional needs. The key to keeping the season bright is to simplify where possible, honor the limitations of your loved ones and release the pressure to create a "perfect" holiday.

Rather than focusing on traditions that require heavy preparation or travel, consider choosing smaller, quieter rituals that align with the older adult's current abilities and energy level. Listening to holiday music, reading greeting cards together, looking at old family or travel photos, watching a favorite holiday movie or baking simple cookies can often be just as meaningful as big gatherings or parties, sometimes more. When possible, invite family members and friends to visit in smaller groups to avoid overstimulation. Short visits can feel richer and warmer for aging adults who are

easily fatigued.

Caregivers can also reduce stress by openly communicating boundaries. If you are the primary caregiver, it is OK to ask for help or delegate certain tasks to others: gift wrapping, bringing a prepared meal, driving to pick up relatives, putting up holiday décor or contributing financially toward outside respite care. Many people truly want to help but don't know which tasks would ease the load, so naming specific needs can make support more likely.

Keep expectations flexible. Some days, your loved ones may feel motivated and cheerful; other days, they may be tired, confused or withdrawn. Celebrate the good moments when they come and gently let go of plans when necessary. Joy in caregiving during the holidays often comes from savoring small moments: a shared laugh, a warm cup of cocoa or a memory sparked by a familiar carol. These moments, quiet and simple, matter more than

See CAREGIVING, Page 12



You can't predict the future, so plan for it.



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### LOS ALTOS HILLS COUNTY FIRE DISTRICT BOARD OF COMMISSIONERS VACANCY

The Los Altos Hills County Fire District (LAHCFD) announces one (1) upcoming vacancy on the LAHCFD Board of Commissioners. The term of the position begins on January 1, 2026. Residents are invited to immediately apply in accordance with the requirements below.

#### QUALIFICATIONS

The vacancy requires applicants to be residents of the Los Altos Hills County Fire District.

The appointment is for a four-year term.

Applicants are encouraged to immediately apply for the Board of Commissioner's vacancies.

Applicants are required to complete the Santa Clara County online application at: <https://santaclaracounty.primegov.com/Portal/NewForm/1?committeeId=7>

Applicants are encouraged to submit a letter of interest to District 5 Santa Clara County Supervisor Margaret Abekoga at: [District5@bos.sccgov.org](mailto:District5@bos.sccgov.org)

The Santa Clara County Board of Supervisors makes the final appointment.

Applicants are invited to attend LAHCFD Commission meetings that are held in-person or via zoom. Meeting details are located on the District website at <https://www.lahcfd.org/governance/commission-meetings/>

The LAHCFD Board of Commissioners meets every third Tuesday of the month at 7:00 p.m.

To learn more about the LAHCFD, visit the District website at [www.lahcfd.org](http://www.lahcfd.org). If there are any questions, please email [clerk@lahcfd.org](mailto:clerk@lahcfd.org) or leave a message at (650) 949-1044.



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# Community

## CAREGIVING

From Page 11

complicated plans.

Holidays can be emotional times, therefore, difficult for aging adults in a unique way. Children returning home to visit usually bring back sweet memories of good times, which can be nostalgic to the older adults who have lost their partners or significant family members. Gentle redirects with easy activities together, like cooking, taking a walk or running an errand, can take the focus away from the moment of sentimentality.

Holidays are not always asso-

ciated with cheerful memories, as some memories can be difficult to revisit. Old family feuds, sibling rivalries and an unresolved challenging past can all blow up amid holiday stress. Maintaining open communication with difficult family members and establishing expectations for visits and events helps set the right tone for smoother interactions involving your aging loved ones without causing them extra stress.

Above all, caregivers should protect a small slice of the season for themselves. A walk outside, a good meal with a friend or a warm bath after a long day can restore emotional balance. Self-care is not selfish;

it is essential. A caregiver who feels grounded and rested is better prepared to offer patience, kindness and presence to the person they support.

The holidays can be both tender and demanding in the world of caregiving. But with simplicity, shared support and gentle pacing, there is still space for warmth, meaning and joy for aging adults, and for those who lovingly care for them.

*Duanni Hurd is founder of Starlight Caregivers, a Los Altos-based home-care organization that serves most of Santa Clara and San Mateo counties. For more information, visit [starlightcaregivers.com](http://starlightcaregivers.com).*

# Downtown Los Altos Holiday Market

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chocolate & specialty gifts.  
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Details here!



# Community

## New foliage at St. Nicholas

By Keara Morrow  
Town Crier Editorial Intern

After windstorms leveled trees at St. Nicholas Catholic School in March 2023, GreenTown Los Altos worked with the Los Altos Hills school to plant new trees on campus.

On Oct. 10, the school and the environmental nonprofit came together to celebrate the completion of the project, part of GreenTown's 500 Trees Campaign.

"It was great because we brought the community together," said Gary Hedden, former GreenTown board member who spearheaded the campaign. "Because these are all community projects, it gets so many people involved."

The celebration featured a speech from St. Nicholas Principal Jan Popolizio. Attendees included Los Altos Hills Mayor Kavita Tankha and St. Williams Rev. Matthew Stanley, who gave a blessing. The school also received a Certificate of Commendation from Santa Clara County Supervisor Magaret Abe-Koga. Ava Azar was among the St. Nicholas alumni who attended the event.

"I came back for the ribbon cutting, celebrating the closure of the project," said Azar, now a high school student. "I felt a little emotional seeing the TK-ers to eighth graders join us. I hope that when people drive past this stretch along El Monte Road, they'll think of

the young hands that made it possible."

Funds to plant the trees and plants came from the Sereno 1% For Good Charitable Foundation and the Santa Clara Valley Water District.

GreenTown's 500 Trees Campaign is now over – reaching that number in December 2023 – and hitting 538 with the planting of trees in April of this year, according to GreenTown's website. Since 2019, several volunteers have contributed to the campaign, including students from Los Altos and Mountain View high schools, along with St. Nicholas. Local Girls Scouts, Boy Scouts and other community groups also took part in the campaign.

GreenTown launched the campaign after Hedden said he noticed the presence of dead and dying trees in the community and wanted to do something about it. Hedden and his team had to learn how to plant trees: choosing the right tree for the property, considering power lines and underground utilities and battling ground squirrels.

In the upcoming months, Hedden said GreenTown plans to continue its arboreal endeavors through a high school internship program featuring sustainable urban landscapes and pollinator gardens.

For more information on GreenTown, visit [greentownlosaltos.org](http://greentownlosaltos.org).



City of **LOS ALTOS**

### CITY COUNCIL AGENDA

December 9, 2025 - 7:00 P.M.  
In Person

Note- This is not the Final Agenda

Members of the public are invited to participate in person at the Los Altos Council Chamber at Los Altos City Hall located at 1 N. San Antonio Rd, Los Altos, CA. To attend virtually, please view the final agenda for details.

Public testimony will be taken at the direction of the Mayor, and members of the public may only comment during times allotted for public comments. Public comment will be received in person during the meeting or by written public comment submitted to [publiccomment@losaltosca.gov](mailto:publiccomment@losaltosca.gov)

#### CONSENT CALENDAR

1. Award Bid for Woodland Library Patio Expansion
2. Award Bid for the Sanitary Sewer Video Inspection, Project WW-01011
3. Adopt a Resolution to Execute the Master Agreement and subsequent Program Supplement with California Department of Transportation (Caltrans) for the North San Antonio Road Complete Streets Project
4. Adopt Ordinance for Military Use Policy 709

#### DISCUSSION ITEMS

5. Acceptance of Residential Electrification Rebate Program

Agendas, Reports and associated documents for City Council items may be viewed at [losaltosca.gov/citycouncil/meetings](http://losaltosca.gov/citycouncil/meetings)

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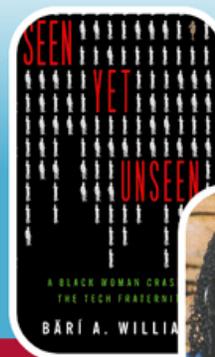
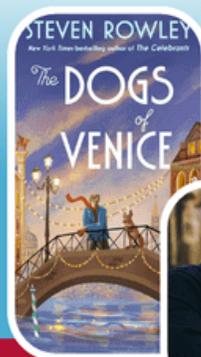
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### Los Altos Library Highlights- December 2025

#### CELEBRATING CALIFORNIA AUTHORS



With a population of nearly 40 million people, the state of California is rich in diversity and talent. The Santa Clara County Library District Series is bringing together acclaimed writers from different backgrounds whose compelling works engage audiences and spark thoughtful conversations. Join us on Saturday, December 6 at 10 a.m. at the Cupertino Community Hall as we hear from three California authors about their groundbreaking works. Register using the QR code above.

# Community

## Little Los Altos Entrepreneurs Fair set for Nov. 29 in Los Altos

Town Crier Report

The Little Los Altos Entrepreneurs Fair is back again this year to bring together kids to showcase the achievements and creativity of

young entrepreneurs. Set for Nov. 29 from 1-3 p.m. at the Los Altos Community Center at 97 Hillview Ave., the free event will feature booths of 20 young entrepreneurs

with wares of jewelry, candles and more. Meet these aspiring young business owners and learn about their creations. Learn more at [littlelosaltos-entrepreneurs.com](http://littlelosaltos-entrepreneurs.com).

### Have a comment or idea? Reach out

If you have an idea for Community or would like to comment on its content, email section editor Christina Casillas at [christinac@latc.com](mailto:christinac@latc.com).

**'TIS THE SEASON... TO CELEBRATE WITH YOUR COMMUNITY**

**SHOP SMALL**

LOS ALTOS VILLAGE ASSOCIATION  
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**Small Business Saturday  
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**Free "Shop Small" Swag!**  
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# Holiday Tree Lot

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LAST DAY OF TREE LOT IS DECEMBER 19, 2025

**Things to Do**

Los Altos Town Crier

**Year-end Giving**  
Support your local museum through our **Annual Appeal!** Your donation keeps the doors open to visitors and funds our exhibits, collections, programs, and events. Donate today at [losaltoshistory.org/support/donate](http://losaltoshistory.org/support/donate).

**New Display**  
View portraits of Los Altos families and community members—captured through painting, photography, and sculpture—on display in the **Community Corner** of the Museum's Permanent Exhibition. Opens Dec 18.

**Exhibit Closing!**  
Explore **Building El Sueño: Isabel Merriman, Sarah Winchester, and the California Dream** to learn more about local legend Isabel Merriman—an eccentric, energetic, whirlwind of a woman and Sarah Winchester's lesser-known sister. Closes Nov 30, 2025.

**Gift Membership**  
Give the gift of a Museum membership! Your recipient will enjoy a year of **free or discounted** admission to educational programs and family-friendly events. Purchase at [losaltoshistory.org/support/join](http://losaltoshistory.org/support/join).

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# Schools

## Students are the brains behind LASD's AI philosophy

By Giuseppe Ricapito

Staff Writer/giusepper@latc.com

Students are taking the lead in a push by the Los Altos School District to evaluate the role of artificial intelligence in classrooms.

Yash Maheshwari, one of a group of “tech interns” at Mountain View High School, said the development of a written artificial intelligence (AI) guidance for the TK through eighth grade district grew out of a project called the LASD Playlab – where sixth through eighth grade students experimented with using AI in a classroom format.

“Since then, we have shifted our focus into more AI – focusing on our community involving our school district and the LASD school district as well and talking a little bit more about how AI affects us,” he said.

The high school tech interns

collaborated with a team of LASD stakeholders – 10 students, eight staff and six parents as part of a working group – to develop the “LASD Philosophy for Artificial Intelligence.” It was presented to the LASD Board of Trustees at a meeting on Nov. 17.

The philosophy was finalized as: “In Los Altos School District, our Philosophy for Artificial Intelligence is guided by our commitment to helping every student thrive academically, socially, emotionally and cognitively. We recognize that AI is not a substitute for human thought, judgment or creativity. Rather, it is a powerful and evolving tool that can support, not replace, the essential role of teachers and students in thinking, learning and creating. Our core principles ensure AI supports learning responsibly and ethically, extending human potential while protecting safety, equity, privacy and fairness.”

Grace Choi, curriculum and instruction coordinator, said the philosophy was intended to generate the beginnings of a conversation around AI – it was not intended for a vote by the district trustees as official policy. Not yet, anyway.

“Students, parents and staff were interested in exploring more ideas and developing guidance for AI use. We recognized that before we develop this, there was work that needed to be done in developing our key beliefs around AI,” she said.

AI tools have surged into the classroom in recent years – integrated in classroom technologies like Chromebooks and available to students online as Chat GPT, Grok or Google Gemini. Concerns about academic dishonesty, appropriate content and the veracity of AI information have all spurred interest about what AI use looks like in classrooms and what it can do.



PHOTO COURTESY OF GRACE CHOI

Mountain View High tech intern, Yash Maheshwari, leading Los Altos School District students, parents and staff discussing core principles to be added to LASD's philosophy for AI.

Superintendent Sandra McConagle said, “This was really meant to be, what do our kids need to know even before they start using AI. ... We are teaching our kids to be responsible users of AI.”

The tech interns hosted a series of workshops around AI in order to build the philosophy. Using the “Safe AI” card game, the interns posed potentially dubious questions around classroom

See AI, Page 16

## Foothill College business competition gets a Google review

By Giuseppe Ricapito

Staff Writer/giusepper@latc.com

Foothill College student Shrinath Desai and his team want to bring artificial intelligence (AI) access to the millions – maybe billions – of individuals around the world who lack internet and smartphones.

After winning the 2025 Case Competition at Foothill College, their nascent business known as NAVA Call is one step closer to doing so.

“It was an amazing journey,” Desai said. “We are looking forward to expanding this in some way in the future. We’re looking at what else can be done to improve our services for the market.”

The Foothill Case Competition, now in its seventh year, gives students an opportunity to present business ideas to a team of Google employees empaneled as judges. The students are tasked with posing digital-focused business ideas that tackle modern social problems.

For the current year's iteration, the theme is “Digital Divide 2.0”; the focus is on AI and online access for typically underserved communities. The concepts focus on technology-driven solutions to technology access and literacy.

Laurence Lew, business and social entrepreneurship professor who organizes the event, said the competition allows students

to go beyond a typical education.

“Students, they typically take classes, but classes aren't enough. They get to work with real professionals on real problems and what they get is real experience that they can apply,” he said.

Lew said the school has collaborated with Google for the past four years – previous themes include elder care and aid for chronic conditions. This year's theme was chosen to expand beyond health and into the technology sphere – a prime professional focus for many students (the event is open to all community colleges and includes students from Foothill and the College of San Mateo in this year's iteration).

“This divide has been here before and it's back again,” Lew said. “Now it's not just about access, it's about using new technologies to better your life.”

The final round teams had a focus on techno-humanitarianism.

NAVA Call allows users to use AI through a toll-free phone call in their own language, without the need for online access or smartphones. The AI phone assistant helps users complete tasks online that may require online or smartphone access to accomplish.

The finalists have similarly philanthropic problem solving ideas.

Sweet Dreams is an AI literacy program geared toward Amazonian children in Peru; AgriTools is an agriculture training app for East African farmers; AMI is a digital men-



GABRIELA DE CARVALHO TELES/TOWN CRIER EDITORIAL INTERN

Students presenting at the 2025 Case Competition at Foothill College.

tor for low literacy users; Equalearn gives personalized learning support through AI; and Project Reboot gives incarcerated individuals modern tech education to gain jobs upon release.

“The students show a lot of drive and engagement,” said Laura Vardoulakis, a senior staff user experience research manager at Google Research who served as one of three judges.

“They are definitely eager to learn real-world business skills and collaborate with professionals. I know firsthand how helpful mentors and professional guidance can be

early in one's career, and this case competition is one way I can pay it forward.”

The competition is one of the many experiential learning opportunities offered by the college – one of the reasons, administrators noted, that it is highly-ranked in annual college listings. Foothill College tops national rankings for community colleges – in 2024 it ranked as the #1 community college in California for 2024 by Niche, a school ranking website.

“Thank you to our students for saying yes to this challenge,” said Kristina Whalen, Foothill College president.

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## AI

From Page 15

AI use to the stakeholders in order to gauge what was important and what was necessary to include.

“The point of this game was to foster discussion. So we wanted to make sure that the little groups we were playing in were able to fully understand what they really wanted in this philosophy and what their priorities were,” said Nikita Narang, a Mountain View High School tech intern.

Trustee Bryan Johnson said new additions to the philosophy could include specific AI apps or tools that students were using.

“The landscape is changing fast,” he said. “It would be helpful for us to understand at TK through 8 to what extent are kids using specific apps that we are giving them that we have some control over, versus to what extent they are just using tools that we have very little control over or no control over.”

Trustee Vladimir Ivanovic



COURTESY OF GRACE CHOI

**Mountain View High tech intern, Dhruv Vijay, leading Los Altos School District students discussing essential components to be added to LASD's Philosophy for AI.**

said he would like to see the statement geared toward specific rules.

“I'm not quite sure the problem is solved yet. If I look at this statement, the top seems really broad and I think it would be helpful if it was much more specific,” he said.

Choi said the philosophy pro-

vided a functional starting point to develop further guidance on AI.

“It's going to be ongoing and it's going to be changing,” she said. “We want to have the ultimate care with our students, making sure they are protected while they utilize a tool that is in their reality.”



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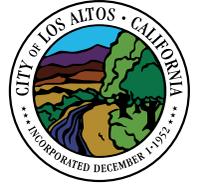
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# Sports

## Los Altos tennis takes home NorCal championship

By Curtis Driscoll

Staff Writer/curtisd@latc.com

The Los Altos girls tennis team has won the CIF Northern California Regional Tennis Championship for the second year in a row, capping off a historic era for the group.

Los Altos head coach Hung Nguyen said he was proud of the girls for winning back-to-back regional titles.

“To have accomplished that is a great feeling,” Nguyen said. “Plus, the pressure of repeating is there. Last year, we had nothing to lose, but this year, we did feel a little more pressure to defend it. I thought this year, even though our team is strong, it was a little tougher road to get there compared to last year.”

Los Altos was the No. 1 seed coming out of the strong Central Coast Section, beating Lowell (7-0) in the quarterfinals and Miramonte (5-2) in the semifinals on Friday. Los Altos then took down University High School from San Francisco 5-2 Saturday in the championship game, staying locked in against a young, talented team. Cory Medeiros and Carissa Lai played doubles for Los Altos and started strong, beating Annabelle Alessio and Lauren Conner (6-0, 6-1). Los Altos also won all four of its singles matchups, with Bella Mariona defeating Riley Lim (6-1, 7-5) Rebecca Wu defeating Aarya Thora (6-2, 6-4), Emily Wu defeating Pipere Lim (6-0, 6-1)

and Pallavi Mallampati defeating Anna Bhusri (6-2, 6-1).

“There were a lot of great points where there were long rally points, so I think it was a lot tougher than the 5-2 score,” Nguyen said. “I thought everybody played well.”

Los Altos also repeated as CCS team champions this year in a 5-2 win over Los Gatos Nov. 18 at the Los Gatos Swim and Racquet Club. No. 4 seed Los Altos beat Lynbrook, Harker and Menlo to reach the CCS girls team tennis final.

“I think because of those tough matches early, it prepared us for this final,” Nguyen said of the CCS title. “They were locked in since the quarterfinals.”

Lynbrook was the best non-seeded opponent in the tournament, while No. 5 seed Harker provided a tough test before Los Altos beat No. 1 seed Menlo in the semifinals (4-3), its opponent in the CCS finals last season.

“Menlo, it’s just always a heavyweight battle,” Los Altos assistant coach Steve Apfelberg said.

Los Altos finished the league season in third place, and No. 2 seed Los Gatos beat Los Altos twice during the regular season. However, the Eagles had many players back from injury, including No. 2 Cory Medeiros.

“They play so many high-level tournaments, so that’s a lot of wear and tear on them,” Nguyen said.

The No. 1 singles CCS match



COURTESY OF SI-WALLAI

The Los Altos girls tennis team after winning the CIF NorCal Regional Tennis Championship, top row from left, Emily Wu, Rebecca Wu, Lindsey Lai, Daniella Lee, Caroline Lai, Sophia Fahimi, Sophia Stavrakos, Jolie Lu, Ava Randall, Shannon Chiang, Pallavi Mallampati, Audrey Yee, Cory Medeiros, Maddie Herby and Alyssa Fang. Bottom row, from left, assistant coach Steve Apfelberg, co-captain Lucy Lai, co-captain Carissa Lai, co-captain Bella Mariona and head coach Hung Nguyen.

was between Bella Mariona and Kayla Mitchell, the best two players in the section, with Mariona’s victory being the fourth of the day for the Los Altos team to ensure the championship. The CCS title solidifies this period as one of the most successful times in program history. Los Altos captured its first-ever CCS girls team championship last year against Menlo and the CIF NorCal Re-

gional Girls Tennis Championship. Mariona, the team’s No. 1, recently committed to Wake Forest.

“We’ve been absolutely blessed with Bella Mariona,” Apfelberg said. “She set the tone and put our program at a different level.”

Nguyen noted that much of the success over the last two years is down to the team’s strength and depth.

“I keep telling the girls to cherish this moment, because I’ve been at Los Altos for a long time,” Nguyen said. “We’ve had some great players that went through Los Altos, but we never had the depth to go this far.”

Los Altos now advances on to the state title game against Corona del Mar Saturday, Nov. 29 on the Fresno State University campus.



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## Los Altos girls water polo falls in NorCal final

By Curtis Driscoll  
Staff Writer/curtisd@latc.com

The Los Altos girls water polo team lost to Merced in the Division III NorCal girls water polo championships Saturday, ending a dream run for the Eagles.

A week after winning the CCS Division I water polo championship, Los Altos entered the Division III NorCal playoffs as the No. 3 seed, beating No. 6 seed Amador Valley 17-5 in Round I and No. 2 seed Garces Memorial 12-11 in the semifinals to reach the final against No. 1 seed Merced.

Los Altos held a 4-3 lead at halftime, but a strong second-half display from Merced saw the Bears outscore the Eagles 7-3, including a 5-3 third quarter. Los Altos got off to a strong start thanks to a good flow on both sides of the ball, but slowed down mentally and

physically in the second half, with Merced capitalizing on Los Altos' mistakes, coach Katie Tasman said.

"They got a few quick goals that helped sway the momentum in their favor in the third quarter and didn't look back after that. We weren't able to make the necessary adjustments to stop them. They played a heck of a game and earned the win," Tasman said in an email. "I am so proud of how we came out and played, our girls never gave up and fought as best we could till the end to try and get it back."

Los Altos has been on an upward trajectory over the last few seasons, appearing in the CCS Division I championship for the last two years and in a NorCal championship appearance this season, something Tasman attributes to the team's fight and resilience.

"I am so incredibly proud of all our players and the hard



MAX ASMAR/TOWN CRIER EDITORIAL INTERN

The Los Altos girls water polo team playing Amador Valley Nov. 18 in the first round of the Division III NorCal girls water polo championship. Los Altos reached the final, losing against Merced. work and dedication that they each other's backs and never an amazing postseason run have put into our season," Tasman gave up. It was because of this into NorCal and they earned every second of it."

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## Setting a grateful home for Thanksgiving

By Christine Moore

Thanksgiving is not just about food. Now, don't get me wrong. The food is important. The turkey. The gravy. My pear and ginger cranberry sauce. Then there's that new Brussels sprout salad I added to our menu last year, which was so good. And don't get me started on my mom's stuffing and pie recipes.

OK, Thanksgiving is a lot about food. But it's also about the entire multi-sensory experience of the day. The aromas, sounds and seasonal decor all matter. In fact, I believe paying special attention to the vibes of the event are what anchor the very best memories.

Thanksgiving is, at its most basic form, an entire day set aside for nothing more than a big meal with family and friends. How amazing. No shopping or gift wrapping. No elaborate decking of halls. Just

time reserved for gathering and gratitude.

### Follow nature's lead

When I recall my own childhood memories, I think as much about the atmosphere as I do the meal. I recall how my mom brought out her "good" plates, cut flowers and foliage from her garden to decorate. I think about how we all landed, with full bellies, in the living room to listen to our musically inclined family members. Years celebrated at my aunt and uncle's home were memorable because of the excited welcome we always received and general attitude that on this day, we would slow down and just be together. The day felt like a big embrace.

In all the hustle and bustle of the holiday season we're entering, Thanksgiving stands out as a moment to celebrate simplicity. The stunning colors of nature are

### Silicon Valley Sips

the ultimate guide to establishing the perfect charming and congenial aesthetic in your home. I once heard a designer say that his goal was to make spaces feel welcoming and safe for all who enter. It's a desired outcome I've adopted in my house styling.

### Layers of welcome

Knowing the best parties start from the moment guests arrive, I spend time creating a festive drop zone for coats, bags and various bundle-up bits and pieces. This space lets company know where to put things, while keeping everything handy for our post-dinner walk.

For many families, Thanksgiving is the start of the winter holiday season. I personally insist on not rolling out the yuletide decorations until after. That said, I like to add some trimmings that I'll use at Christmas too. For instance, my dried orange, golden bells and stars garland works now and will be a part of an evergreen swag I'll hang later.

I take special attention at the fireplace too. My mantel, which was built by my dad and brother, is a fabulous centerpiece. I adorn it with mementos, simple florals and glowing candles.

Taking special care with the dinner table is well worth the effort. Diners will feel compelled to not just eat but to linger in conversation and laughter when the table is especially inviting.

Setting a meaningful table needn't be expensive. Including organic elements foraged outside is a great way to capture the season. Should you have younger guests, a well-loved task is sending them on a hunt in your backyard to find natural items. Bits of greenery, berries, leaves and even bare branches can all work this time of year.



COURTESY OF AIMEE GATES

The traditional fall colors of reds, oranges and yellows are blended with touches of whimsy in this bar area.



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PHOTO BY CHRISTINE MOORE

Christine Moore's Thanksgiving table features place cards and organic elements foraged from the garden.

See GRATEFUL, Page 23

# Your Home

## Organizing for the holidays doesn't have to be hard

By Lyn Rogers

No matter what holiday your family celebrates, the vivid colors, the wonderful aromas of favorite foods and the shared laughter bring everyone together.

Decorations are a huge part of the preparations. Some families only want to use what came

before: ornaments passed down through the generations, precious art made by little hands or antiques purchased while on vacation. Others want to embrace the new: ornaments that reflect pop culture or have the current year emblazoned upon them, decorations crafted in a recent social event or a new style for the new year. Approximately 70% of

### Conquering Clutter

households will be purchasing new ornaments to supplement their cherished mementos.

Whether vintage or modern, keeping your decorations in pristine condition will allow them

to bring you continuous joy, year after year. Your options for organizing them can be simple things you find in your home, or elaborate items purchased online or in-store. What counts is that they keep your family's memories safe and secure, year after year.

Lights are easily tangled, which leads to breakage. A

thick piece of cardboard with a V-shaped notch cut out on both ends will keep one string of lights safe. Wrap the string around notches and secure with a large rubber band. The rubber band will allow the cardboard to be reused the following year. Use separate pieces of cardboard for each string of lights. You can also buy organizer reels, but also use one reel per string.

Ornaments are very fragile, and greater care must be taken with them. The inexpensive option is a wine box from the store with dividers. Each ball or ornament should be wrapped individually in bubble wrap. However, it's not the best solution, as boxes can crush far more easily than an ornament storage bin with thick dividers. Boxes also retain moisture and can house unwanted bugs. Again, in the bins, use bubble wrap for protection.

Christmas tree boxes get wrecked more and more with each passing year. I've recently discovered a 9-foot rolling tree storage bag, which is perfect for keeping out dust, insects and moisture. They come in a variety of colors and are ideal for those who aren't strong enough to lift the tree box. A long duffel bag that you may already own would work well, too.

For stockings, tree skirts and fabric decor, layer each between sheets of tissue paper and lay flat in a bin. For larger items, such as a ceramic village, each piece should be wrapped in bubble wrap and stored in a bin. An inexpensive tackle box is a great way to store extra ornament hooks, screw hooks for outdoor lights, and spare light bulbs for string lights.

Bins can be either clear, so you can see what's inside, or a solid color that matches the holiday. A label that indicates exactly what's in the bin will help you quickly find what you need, instead of just the holiday name. You can also number bins and have an online inventory of the contents. Having everything organized will increase your joy in unpacking decorations every year.

"You can tell a lot about a person by the way they handle three things: a rainy day, lost luggage and tangled Christmas tree lights." – Maya Angelou

*Los Altos Hills resident Lyn Rogers, a professional organizer, is owner and CEO of Lyn At Your Service (LynAtYourService.com).*

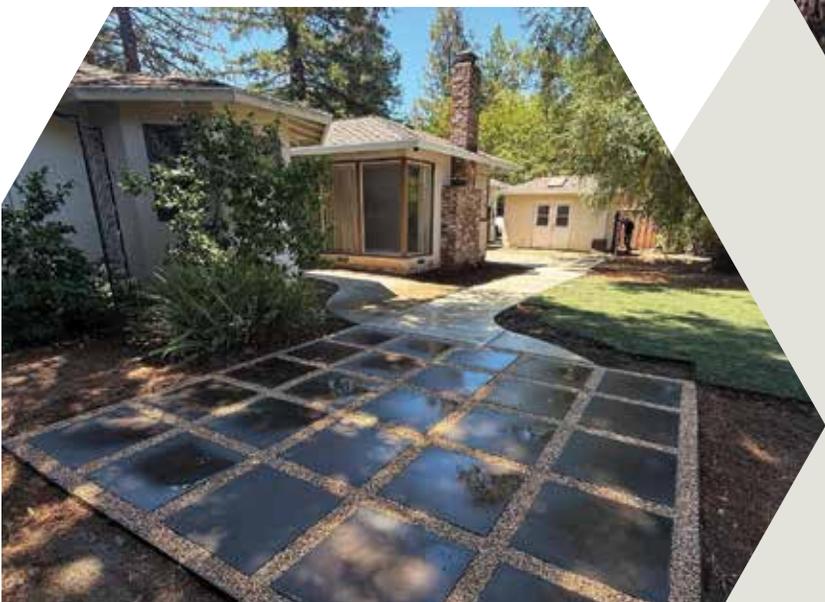


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# Your Home

## GRATEFUL

From Page 21

I asked my dear and outrageously talented friend, and owner of AEG Staging and Styling (aeg-stagingandstyling.com), Aimee Gates, for top tips on laying a stunning and welcoming table. Her advice: use a mix of textures and colors to incorporate special tableware into the more modern ways we celebrate.

“This year, a friendsgiving

brunch event allowed me to extend my decorating to a Bloody Mary and Mimosa bar. For the casual potluck, I wanted a tablescape that felt relaxed and unfussy,” Gates said. “While using some of the traditional fall colors of reds, oranges and yellows, I also wanted to incorporate my blue china. By layering in some neutrals and earthy tones, everything came together in a cohesive manner. Adding little touches like chocolate turkeys, wooden mushrooms, and an ar-

range of gourds pulled it all together.”

At my own table, I’ll follow Gates’ lead. We’ll mix formal items with more casual elements. I’m going with a blue pallet this year, that reminds me of the broody skies of fall.

When hosting friends and family that don’t always see one another, I like to add name cards. This can help diners know where to sit, which can be of comfort come mealtime. I do break tradition and place our oldest guests

at the head of the table rather than my husband and me. We’ll take our seats to their rights.

And no gathering is complete without some music to set the scene. While football games make a holiday-worthy soundtrack, I also have a made-for-the-day playlist going in the kitchen and dining rooms. If you’re looking for one, check out

mine by searching “Teac Mor Thanksgiving” on Spotify.

However you’ll be celebrating this year, I wish you and yours a day filled with great food, lots of laughter and relaxed togetherness. I’m grateful for you, dear reader.

*Christine Moore lives in Mountain View. To read more of her tips, visit writeyum.com.*



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# Stepping Out

## Los Altos Stage Company opens 'A Christmas Carol'

By Skye Dean  
Town Crier Editorial Intern

For the first time in its history, the Los Altos Stage Company is staging "A Christmas Carol, A Ghost Story of Christmas," set to open Friday and run through Dec. 21 at the Los Altos Bus Barn Theater.

The classic Charles Dickens tale follows cranky Ebenezer Scrooge, who undergoes a Christmas transformation after visits from the Ghosts of Christ-

mas Past, Present and Yet to Come, along with his deceased business partner Jacob Marley.

Director Kristin Walter said a challenging aspect of the adaptation was dealing with the small theater's space constraints.

"The play, as it's originally written, has about 20 people in it, maybe more, with an ensemble of ghosts. But we can't fit that many people on our stage. So I pared it way down," Walter said.

Los Altos Stage Company's

rendition features 10 cast members. All of them – except Gary Landis, who plays Scrooge – have been cast as ghosts and double as other characters in the play.

"I think the ghosts, as far as Christmas Present and Past and Future, have always been something that people kind of gravitate toward," said Landis, also Los Altos Stage Company's artistic director. "This production builds on that even more."

He added that the ghost-heavy

adaptation also helps preserve the play's wholesome story arc.

"This adaptation and the way that it's being approached really focused on the idea that the ghosts themselves are intent on helping Scrooge find his way back to humanity," he said.

Another challenge posed by the theater's small stage, Walter said, is that everything is "in full view."

"We've got moving walls. ... (One) whole wall spins and creates three different, distinct areas. We've got trap doors, the fireplace raises up and that's where Jacob Marley makes his first entrance. There's just a lot of cool stuff going on," Walter said.

Snow and fog will also figure into the production – design elements Walter said will create an immersive viewing experience.

Behind the scenes, Walter and Landis noted that the cast quickly developed a tight-knit bond.

"We laugh a lot," Walter said of the atmosphere on set.

She added that, in addition to already being familiar with all the actors on set, the project has become somewhat of a family affair as well; her husband Chris Mahle and son Max Mahle are in the play.

But what brings the play full circle for Walter is its political rel-

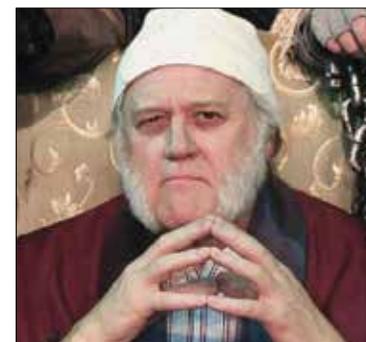


PHOTO BY DAVID BOYLL

Gary Landis stars as Scrooge.

evance.

"When 'A Christmas Carol' was first published, it prompted a lot of charitable donations, and as it has become super ubiquitous over the years... we have kind of forgotten to see ourselves in Scrooge, but we are all a little bit Scrooge..." the director said.

Walter added that she hopes the production will inspire generosity as "we live in a society that has unrepentant billionaires and people who are hoarding their money while other people starve."

"A Christmas Carol" previews at 8 p.m. Friday and opens at 8 p.m. Saturday. The initial matinee is set for 3 p.m. Sunday.

The Bus Barn Theater is located at 97 Hillview Ave.

For more showtimes, visit the LASC website at [losaltosstage.org](http://losaltosstage.org). Tickets are \$25-\$48, except for the pay-what-you-can preview.

### RELIGIOUS DIRECTORY

|   |   |  |   |   |
|---|---|--|---|---|
| <div style="text-align: center; border-bottom: 1px solid black;"> <b>St. Simon Catholic Church &amp; School</b> </div> <p style="font-size: small;">Please check our website for links to Live Stream Mass<br/><a href="http://www.stsimon.church">www.stsimon.church</a></p> <p style="text-align: center; font-weight: bold; font-size: small;">Mass Schedule</p> <p style="font-size: x-small;">Weekday: 6:30 am &amp; 8:30 am<br/>Saturday: 8:30 am &amp; 5:00 pm<br/>Sunday: 7:30, 9:00, 11:15, 5:00 pm</p> <p style="font-size: x-small;">Fr. Brendan McGuire, Pastor<br/>1860 Grant Road, Los Altos 94024<br/>650-880-1401</p>   | <div style="text-align: center; border-bottom: 1px solid black;"> <h4 style="margin: 0;">UNION CHURCH</h4> </div> <p style="font-size: x-small;">A Community of Christ Followers Loving, Learning &amp; Serving Together</p> <p style="text-align: center; font-weight: bold; font-size: small;">Worship 10AM</p> <p style="font-size: x-small;">~ Join us in person or online ~</p> <p style="text-align: center; font-size: x-small;"><a href="http://www.youtube.com/unionpresbyterianchurchlos437">www.youtube.com/unionpresbyterianchurchlos437</a></p> <p style="text-align: center; font-size: x-small;">858 University Ave.<br/><a href="http://www.unionpc.org">www.unionpc.org</a><br/><b>(650) 948-4361</b></p>  | <div style="text-align: center; border-bottom: 1px solid black;"> <h4 style="margin: 0;">First Church of Christ, Scientist</h4> <p style="font-size: x-small;">~ striving to live what Jesus taught us ~</p> <b>401 University Ave, LOS ALTOS</b> </div> <p style="font-size: x-small;">Sunday Service 10AM-11AM   Sunday School 10AM-11AM<br/>Wed. Testimony Meeting 7:30PM<br/>~ Call-in Available for Services ~</p> <p style="text-align: center; font-size: x-small;">— READING ROOM 60 Main Street —<br/>Wed 9:30AM-12PM • Thur 2PM-4PM • Sat 9AM-12PM</p> <p style="font-size: x-small;">See website for details and updates<br/><a href="http://ChristianScienceLosAltos.org">ChristianScienceLosAltos.org</a></p> |   |   |
| <div style="text-align: center; border-bottom: 1px solid black;"> </div> <p style="font-size: x-small;">People Matter. Truth Matters.<br/>The Gospel is Our Only Hope.</p> <div style="text-align: center; border: 1px solid black; padding: 2px; font-size: x-small;"> <p style="margin: 0;"><b>Service</b><br/>10:45am on Sundays</p> <p style="margin: 0; font-size: x-small;">625 Magdalena Ave<br/>Los Altos 92024<br/>650.948.5698<br/><a href="http://www.bridges.church">www.bridges.church</a></p> <p style="margin: 0; font-size: x-small;">Home of Los Altos Christian Schools • <a href="http://www.lacs.com">www.lacs.com</a></p> </div>   | <div style="text-align: center; border-bottom: 1px solid black;"> <h3 style="margin: 0;">Saint Nicholas and Saint William Catholic Parish</h3> <p style="font-size: x-small;">Rev. Matthew D. Stanley, Pastor</p> </div> <table style="width: 100%; font-size: x-small;"> <tr> <td style="width: 50%; padding: 5px;"> <div style="text-align: center; border-bottom: 1px solid black;"> <b>St. Nicholas Church</b><br/>473 Lincoln Ave., Los Altos                 </div> <p style="text-align: center; font-weight: bold; font-size: x-small;">Mass Schedule</p> <p style="font-size: x-small;">Sat: 8 am<br/>Sun: 8 am, 10 am, 12 pm, 5 pm (French)<br/>M-F: 8 am, 12:10 pm</p> </td> <td style="width: 50%; padding: 5px;"> <div style="text-align: center; border-bottom: 1px solid black;"> <b>St. William Church</b><br/>611 S. El Monte Ave., Los Altos                 </div> <p style="text-align: center; font-weight: bold; font-size: x-small;">Mass Schedule</p> <p style="font-size: x-small;">Sat: 4 pm<br/>Sun: 9 am, 11 am*, 5 pm<br/>*in-person &amp; livestream</p> </td> </tr> </table> <p style="text-align: center; font-weight: bold; font-size: small;">650-948-2158 <a href="http://www.snswwparish.org">www.snswwparish.org</a></p> |  | <div style="text-align: center; border-bottom: 1px solid black;"> <b>St. Nicholas Church</b><br/>473 Lincoln Ave., Los Altos                 </div> <p style="text-align: center; font-weight: bold; font-size: x-small;">Mass Schedule</p> <p style="font-size: x-small;">Sat: 8 am<br/>Sun: 8 am, 10 am, 12 pm, 5 pm (French)<br/>M-F: 8 am, 12:10 pm</p> | <div style="text-align: center; border-bottom: 1px solid black;"> <b>St. William Church</b><br/>611 S. El Monte Ave., Los Altos                 </div> <p style="text-align: center; font-weight: bold; font-size: x-small;">Mass Schedule</p> <p style="font-size: x-small;">Sat: 4 pm<br/>Sun: 9 am, 11 am*, 5 pm<br/>*in-person &amp; livestream</p> |
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| <div style="text-align: center; border-bottom: 1px solid black;"> <h4 style="margin: 0;">Los Altos Lutheran Church</h4> <p style="font-size: x-small;">Rejoice in the Word + Sent in the Spirit</p> </div> <p style="text-align: center; font-weight: bold; font-size: small;">10AM In-Person &amp; Online</p> <p style="text-align: center; font-size: x-small;">VISIT OUR WEBSITE</p> <p style="text-align: center; font-weight: bold; font-size: small;"><a href="http://www.LosAltosLutheran.org">www.LosAltosLutheran.org</a></p> <p style="font-size: x-small;">460 S. El Monte Ave. (at Cuesta)<br/>650.948.3012<br/><a href="mailto:office@losaltoslutheran.org">office@losaltoslutheran.org</a><br/>Email the office for the Worship Zoom Link</p> | <div style="text-align: center; border-bottom: 1px solid black;"> <h3 style="margin: 0;">Christ Episcopal Church</h3> <p style="font-size: x-small;">Inspired Worship. Relevant Preaching. Transcendent Music.</p> <p style="text-align: center; font-weight: bold; font-size: small;">Sunday Services In Person</p> <p style="font-size: x-small;">8:00 a.m. Spoken Eucharist<br/>10:15 a.m. Holy Eucharist Service (also via Zoom)</p> <p style="font-size: x-small; font-style: italic;">Childcare provided on Sunday mornings during 10:15 service</p> <p style="font-size: x-small;">1010 Border Road Los Altos 650-948-2151</p> <p style="text-align: center; font-weight: bold; font-size: small;"><a href="http://www.christchurchlosaltos.org">www.christchurchlosaltos.org</a></p> </div>   |  |   |   |
| <div style="text-align: center; border-bottom: 1px solid black;"> <h4 style="margin: 0;">IMMANUEL LUTHERAN CHURCH, LOS ALTOS</h4> </div> <p style="text-align: center; font-weight: bold; font-size: small;">Join us online or in person for worship at 10 am!</p> <p style="font-size: x-small;">Inspirational messages and great music! Please visit our website at <a href="http://ilcaltos.com">ilcaltos.com</a> for more information!</p> <p style="font-size: x-small;">1715 Grant Road, Los Altos<br/>650-967-4906 • <a href="http://www.ilcaltos.com">www.ilcaltos.com</a></p>  | <div style="text-align: center; border-bottom: 1px solid black;"> <h4 style="margin: 0;">SUNDAY SERVICES</h4> </div> <p style="font-size: x-small;">To list your Religious Organization, please email Janice at <a href="mailto:JaniceF@Latc.com">JaniceF@Latc.com</a></p> <table style="width: 100%; font-size: x-small;"> <tr> <td style="width: 50%; padding: 5px;"> <div style="text-align: center; border: 1px solid black; padding: 2px;"> <p style="margin: 0; font-weight: bold;">10 AM</p> <p style="font-size: x-small;">190 Jordan Avenue, Los Altos</p> </div> </td> <td style="width: 50%; padding: 5px;"> <div style="text-align: center; border: 1px solid black; padding: 2px;"> <p style="margin: 0; font-weight: bold;">9 AM &amp; 11:30 AM</p> <p style="font-size: x-small;">1300 Grant Road, Los Altos</p> </div> </td> </tr> </table> <p style="text-align: center; font-size: x-small;">All are welcome</p> <div style="text-align: center; border-top: 1px solid black; padding-top: 5px;"> <p style="font-weight: bold; font-size: small;">Los Altos Town Crier</p> </div>   |  | <div style="text-align: center; border: 1px solid black; padding: 2px;"> <p style="margin: 0; font-weight: bold;">10 AM</p> <p style="font-size: x-small;">190 Jordan Avenue, Los Altos</p> </div>  | <div style="text-align: center; border: 1px solid black; padding: 2px;"> <p style="margin: 0; font-weight: bold;">9 AM &amp; 11:30 AM</p> <p style="font-size: x-small;">1300 Grant Road, Los Altos</p> </div>  |
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# Business & Real Estate

## Romance books and coffee: Los Altos pop up will have the perfect pairing

By Christina Casillas

Staff Writer/christinac@latc.com

When growing up, Yung Le said she was shy and introverted. Books were her escape. Now, she and Julie Pham, her best friend and business partner, are on a mission to provide a physical place in downtown Los Altos for bookish introverts to find new romance novels, immerse themselves into their current read and sip a delicious drink.

The idea for the pop up, A Novel Affair, took root at the beginning of the year. Le and Pham, romance novel lovers since high school, saw that while there were multiple communities across the web for book lovers to join, there were no offline communities.

When a vacancy opened at 295 State St. in Los Altos (the former location of Cranberry Scoop, which moved to Main Street in October), Le and Pham knew the space was perfect. The downtown area felt like the dreamy setting of a romance novel and the location was the perfect place for their pop up.

The goal of A Novel Affair is to be a third place – not home

or work – for book lovers to spend their time, meet each other and feel as if they're the main character in their own novel, Le said.

"We love the intersection of offering a cafe experience in a space that isn't really seen anywhere else," she said.

Over the last few years, the popularity of physical books and book influencers across YouTube, TikTok and other social media platforms has increased. In the first quarter of 2025, the United States adult print book market fiction genre grew by 1.9 million units, according to an article from Publishing Perspectives, an international magazine on publishing trends.

The leading genre was romance, and its subgenre romantasy (romantic fantasy) was especially popular. Le noted that while romance novels may often be met with criticism or judgement from non-romance readers, they're empowering to many who enjoy them.

"The themes resonate with readers," Le said. "It's about female empowerment and it resonated with my business partner and I. It can go really deep, and I don't know if other



PHOTO COURTESY OF YUNG LE

New Los Altos pop up A Novel Affair was founded by, from left, Yung Le and Julie Pham.

genres (can do that)."

She said there are many romance subgenres, from young adult to sports and dark ro-

mance. The store will have more than 500 books in stock, she said, and they plan to have books that are hard or impos-

sible to find at big retailers. Le said the community response

See POP UP, Page 27

## Coffee meets beer at Mountain View's Pour Decisions location

By Lisa Zivanic

Town Crier Editorial Intern

From assorted beers to banana matcha and peanut butter lattes, Pour Decisions Craft Coffee & Beer is bringing bold flavors to Mountain View.

Originally slated to open in late August, Pour Decisions soft-opened Tuesday, Nov. 18 and had its grand opening Saturday, Nov. 22 at Grant Park Plaza.

"We got hit with significant delays dealing with the county, so that's the tough part," Pour Decisions co-founder Vince Cao said. "We wanted to open a couple of weeks ago, but we're really excited to open now."

Located at 1040 Grant Road, Ste. 300 – the former home of açai bowl concept Bowl of Heaven – Pour Decisions offers a wide assortment of rich Vietnamese Phin drip coffees, matcha lattes, beers and non-caffeinated drinks.

Cao and company founded Pour



LISA ZIVANIC/TOWN CRIER EDITORIAL INTERN

Pour Decisions has a variety of drinks to try, from different lattes to matcha.

Decisions in 2023, launching their first location in San Jose. Cao said the concept is rooted in his love for coffee and beer. The entrepreneur added that Pour Decisions offers a family-friendly space for craft coffee and beer fanatics.

Some of the shop's most popular drinks include the ube coffee, banana matcha and peanut butter latte. Non-alcoholic drinks cost \$3.75-\$7.95, while beers are \$5-\$10.

"The newest drink is the apple cin-

namon that comes in the latte or the matcha. We recommend it hot with matcha," Cao said. Additional seasonal offerings include the pumpkin spice latte, with a gingerbread latte set to launch for the holiday season.

Pour Decisions produces its Vietnamese Phin drip coffee using beans from Hello Em, a Seattle-based company with ties to a farm in Vietnam. For espresso-based coffee drinks, Cao said his company sources beans from Fulcrum Coffee Roasters, another Seattle-based company.

As for the beer, Pour Decisions offers an array of craft brews from companies such as Shred Beer Company, Alvarado Street Brewing, Pure Project Brewing, Russian River Brewing Company and Cellarmaker Brewing Company. One additional alcoholic offering includes the specialty Vietnamese rice wine from Môt-Hai-Ba Yo!

See COFFEE, Page 27

## Having too much stock in your portfolio can be a bit tricky

By Artie Green

*This is the first installment of a multi-part series.*

If you are employed by one of the myriad of tech companies here in Silicon Valley, you have likely accumulated lots of company stock through stock options and/or restricted stock units (RSUs). If you haven't been selling your shares as they vested, the runup in stock prices over the past decade has probably been a cause for celebration as you watched your net wealth grow.

But there is a downside to having too much of your savings concentrated in a single company. If something should cause your company's stock to fall, it would have an outsized negative impact on your overall investment portfolio.

How much of one stock is too much? That's quite subjective. I gener-

ally recommend 10% as an appropriate threshold. But the greater the percentage, the greater the overall risk to your savings. It may be hard to imagine your company's stock price declining if it's been doing very well over the years.

But nothing keeps growing forever. Just look at the top 10 U.S. stocks by market capitalization in 2000:

1. Microsoft
2. General Electric
3. Cisco
4. Walmart
5. Exxon Mobil
6. Intel
7. Citigroup
8. American International Group (AIG)
9. Merck
10. Pfizer

Some of them had been in the top 10 stocks for multiple decades. But by 2010, only four of them (Exxon, Microsoft, GE and Walmart) remained on

### Nest Egg Briefs

the list. Today, the only company that is still in the top 10 is Microsoft. And one of the companies (AIG) would have totally collapsed in 2008 if it had not been for a massive bailout provided by the United States government. The same kind of shifting is likely to be true for today's leaders. At some point, investors will prefer to invest more in companies other than Nvidia, Apple or Alphabet (Google). If you're holding onto your company's stock because you believe it will outperform the market's average growth, consider this: As your company's stock price increases, it becomes more expensive. There's no difference between buying a stock at today's price vs. holding onto the same stock. You're still, in effect, acquiring it at its latest price. At what point does it become so expensive that it's no longer worth buying (or holding)? Also, recognize that the bigger a company gets, the harder it becomes for it to grow. A company with \$10 million in revenue requires only an additional \$1 million in revenue to

grow by 10%. A \$100 million company needs \$10 million more to achieve the same 10% growth. At some point growth will slow. What do you think that would do to its stock price? If you want to reduce your portfolio's concentration risk and volatility from your company's stock, what can you do? The simple solution would be to sell some or all of it. Unfortunately, that has tax consequences. The challenge is to balance the transition to a more diversified portfolio against the taxes you'll owe during the transition period. There's no holy grail here; you will end up paying taxes on the gains no matter what you do (unless you die first or donate the stock to charity). But there are ways of deferring those taxes, ideally to tax years in which the gains may have a lesser impact on your overall taxes. I'll discuss some of those approaches in part two.

*Los Altos resident Artie Green is founder of Cognizant Wealth Advisors. For more information, visit [cognizantwealth.com](http://cognizantwealth.com).*



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WHO'S WHO IN LUXURY REAL ESTATE

## COFFEE From Page 25

Food offerings include pastries, burritos, empanadas and banh mi sandwiches. Some of the independent and local businesses they collaborate with include Sweet Dragon Bakery, Eizel's Bakery, Duc Huong, Bibo's NY Pizza and Hella Dac Biet Foods. Cao said the plan is to work with additional bakeries and restaurants near the Moun-

tain View location.

The shop seats 10 indoors and 14 outdoors, according to Cao.

Saturday's grand opening includes free tote bags to the first 100 customers and a chance to win free coffee for an entire year. There will also be a DJ.

*For operating hours and more information on Pour Decisions, visit [pourdecisionscraft.com](http://pourdecisionscraft.com) or @pourdecisionscraft on Instagram.*

## POP UP From Page 25

to the shop has been positive, not only from customers but from authors hoping to have their books sold in the store.

"The reception has been really great," she said. "There are so many people who are excited about it."

Le plans to partner with small coffee vendors to sell the coffee at the shop, she said. One drink she's excited to share with customers is called "Morally grey." The dirty matcha with a shot of espresso is named after a trope character that is neither good nor bad – in romance novels, it can often describe the male main character.

She also plans to partner with Calligraphy wines, sold at the spice and

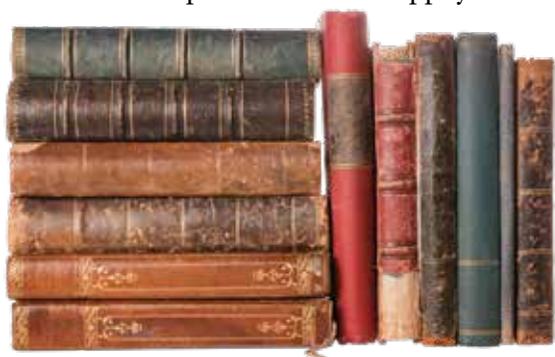
wine store Polymath located across the street, to provide wine to customers. While A Novel Affair is set to be in the space for six months to a year, she hopes that the pop up will be well-received and a sustainable long-term business that will allow her to expand the shop from offering coffee and wines to hosting events.

"In our long-term vision, wine (tasting) and book (pairing) is a thing," she said.

One specific tasting she hopes to put on is a dark romance wine flight, which follows the storyline of a dark romance: The first set of drinks includes more bitter flavors, and as the wines progress, they get sweeter. It's supposed to mimic the progression from enemies to lovers to the happily-ever-after.

The shop is set to hold its grand opening the weekend of Nov. 29.

*For more information, visit [linktr.ee/anovelaffair](http://linktr.ee/anovelaffair).*



## Transactions

### Los Altos

**1613 Shirley Avenue**, L. Vik to Cheng Living Trust for \$4,300,000

**667 Cuesta Drive**, A. Cheong to Ho & Hsu Family Living Trust for \$4,418,000

**24521 Summerhill Avenue**, D. Olds to Rna Properties Ca LLC for \$4,810,000

**1051 Suffolk Way**, Sorich Trust to W. & M. Qi for \$5,220,000

**704 Catalina Way**, Yoshimine Trust to S. & S. Lohiya for \$5,540,000

**108 Coronado Avenue**, Los Altos 2021 LLC to D. & L. Wang for \$6,050,000

**589 Cherry Avenue**, Creston Dr LLC to H. & D. Fields for \$7,350,000

### Los Altos Hills

**11981 Magdalena Avenue**, Busch Trust to Ahmed Family Trust for \$4,640,000

**12675 La Cresta Drive**, Waltuch Family Trust to Trans-Tochip Living Trust for \$4,890,000

### Mountain View

**280 Easy Street #311**, H. Li to C. & P. Liu for \$540,000

**2255 Showers Drive #152**, S. Ullman to Y. Liu for \$705,000

**847 Avery Drive**, L. Han to S. & T. Gu for \$1,630,000

**141 Orbit Way**, Wu & Li Family Trust to Santa Clara Car Wash Inc for \$1,950,000

**1892 Drew Avenue**, Moody Trust to Pillar Ventures LLC for \$2,000,000

**3418 Pyramid Way**, Afshari Family Trust to S. & S. Bhat for \$2,080,000

### Cupertino

**19980 Portal Plaza**, N. Cho to G. & S. Yang for \$1,260,000

**10063 Long Oak Lane**, K. Varma to C. Zanelli for \$1,360,000

**22941 Longdown Road**, Mukundan Living Trust to A. & N. Pendse for \$1,710,000

**7453 Bollinger Road**, Jy Childrens Trust to Q. & X. Li for \$2,300,000

**7492 De Foe Drive**, Wang Living Trust to X. Li for \$2,530,000

**22113 Stockmeir Court**, Prall Living Trust to L. & S. Wang for \$2,850,000

**10546 Merriman Road**, Michelson-Clayborn Family Trust to L. & F. Zhang for \$3,000,000

**10240 Randy Lane**, Burstein Living Trust to X. & E. Yang for \$4,300,000

### Los Altos

Total sales: 7

Lowest sale: \$4,300,000

Highest sale: \$7,350,000

Average sale: \$5,384,000

### Los Altos Hills

Total sales: 2

Lowest sale: \$4,640,000

Highest sale: \$4,890,000

Average sale: \$4,765,000

### Mountain View

Total sales: 6

Lowest sale: \$540,000

Highest sale: \$2,080,000

Average sale: \$1,484,200

### Cupertino

Total sales: 8

Lowest sale: \$1,260,000

Highest sale: \$4,300,000

Average sale: \$2,413,800

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### Have a comment or idea? Reach out

If you have an idea for the Business & Real Estate section or would like to comment on its content, email section editor Christina Casillas at [christinac@latc.com](mailto:christinac@latc.com).



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# A Season of Thanks for the moments that bring us together

May this season bring you time to unwind and enjoy the company of those who matter most. Thank you for allowing me to be a continued resource through every season.

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976LaurelGlen.com



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MENLO PARK | **\$4,988,000** | 4 Bd | 4.5 Bth  
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PALO ALTO | **\$5,750,000** | 6 Bd | 4 Bth  
579Glenbrook.com



**28500 MATADERO CREEK LN**  
LOS ALTOS HILLS | **\$9,398,000** | 6 Bd | 9 Bth  
28500MataderoCreek.com



**12008 EMERALD HILL LANE**  
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# Public Notices

## **SOUTH BAY THERAPY SERVICES FICTITIOUS BUSINESS NAME STATEMENT FILE NO. FBN720715**

The following person (persons) is (are) doing business as: SOUTH BAY THERAPY SERVICES, 881 Fremont Ave, Suite B8, Los Altos, CA, 94024, Santa Clara County. The business is owned by: an individual. The name and residence address of the registrant(s) is (are): Jonathan Ramsden, 881 Fremont Ave, Suite B8, Los Altos, CA 94024. Registrant began transacting business under the fictitious business name(s) listed above on: 10/23/2025. /S/ Jonathan Ramsden / This statement was filed with the County Clerk Recorder of Santa Clara County on 10/23/2025. (11-26-25,12-03,10,17-25)

**284-T**

## **KNOTTYHOLE WOODWORKS FICTITIOUS BUSINESS NAME STATEMENT FILE NO. FBN721439**

The following person (persons) is (are) doing business as: KNOTTYHOLE WOODWORKS, 614 Milverton Rd, Los Altos, CA, 94022, Santa Clara County. The business is owned by: an individual. The name and residence address of the registrant(s) is (are): Richard Gray Detro, 614 Milverton Rd, Los Altos, CA 94022. Registrant began transacting business under the fictitious business name(s) listed above on: N/A. /S/ Richard Gray Detro / This statement was filed with the County Clerk Recorder of Santa Clara County on 11/18/2025. (11-26-25,12-03,10,17-25)

**283-T**

## **Innovative Precision Paving FICTITIOUS BUSINESS NAME STATEMENT FILE NO. FBN721386**

The following person (persons) is (are) doing business as: Innovative Precision Paving, 189 Solana Dr, Los Altos, CA, 94022, Santa Clara County. The business is owned by: an individual. The name and residence address of the registrant(s) is (are): Charles Sines, 189 Solana Dr, Los Altos, CA 94022. Registrant began transacting business under the fictitious business name(s) listed above on: 11/17/2025. /S/ Charles Sines / This statement was filed with the County Clerk Recorder of Santa Clara County on 11/17/2025. (11-26-25,12-03,10,17-25)

**282-T**

## **NOTICE OF PETITION TO ADMINISTER ESTATE OF: BETTY C. HO CASE NO. 25PR201265**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of BETTY C. HO. A PETITION FOR PROBATE has been filed by JASON S. HO in the Superior Court of California, County of SANTA CLARA. THE PETITION FOR PROBATE requests that JASON S. HO be appointed as personal representative to admin-

ister the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 12/19/25 at 9:01AM in Dept. 1 located at 191 NORTH FIRST ST., SAN JOSE, CA 95113 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner DAVID J. LEE - SBN 273738 SWEENEY MASON LLP 983 UNIVERSITY AVE., SUITE 104-C LOS GATOS CA 95032-7637 Telephone (408) 356-3000 11/26, 12/3, 12/10/25 C N S - 3 9 8 7 6 7 5 # LOS ALTOS TOWN CRIER (11-26-25,12-03,10,17-25)

**281-T**

## **CBIC GROUP FICTITIOUS BUSINESS NAME STATEMENT FILE NO. FBN721388**

The following person (persons) is (are) doing business as: CBIC GROUP, 103 Olive Street, Los Gatos, CA, 95030, Santa Clara County. The business is owned by: an individual. The name and residence address of the registrant(s) is (are): Carolyn Marie Bechtel, 103 Olive Street, Los Gatos, CA 95030. Registrant began transacting business under the fictitious business name(s) listed above on: 11/17/2025. /S/ Carolyn Marie Bechtel /

This statement was filed with the County Clerk Recorder of Santa Clara County on 11/17/2025. (11-26-25,12-03,10,17-25)

**280-T**

## **Y & Y AUTO EXPRESS L.L.C FICTITIOUS BUSINESS NAME STATEMENT FILE NO. FBN721128**

The following person (persons) is (are) doing business as: Y & Y AUTO EXPRESS L.L.C, 1837 Monterey Rd Unit A, San Jose, CA, 95112, Santa Clara County. The business is owned by: a limited liability company. The name and residence address of the registrant(s) is (are): Y & Y AUTO EXPRESS LLC, 1837 Monterey Rd Unit A, San Jose, CA 95112. Registrant began transacting business under the fictitious business name(s) listed above on: 08/08/2025. /S/ Yuber Quiroga / This statement was filed with the County Clerk Recorder of Santa Clara County on 11/07/2025. (11-26-25,12-03,10,17-25)

**279-T**

## **KLERIQ AI FICTITIOUS BUSINESS NAME STATEMENT FILE NO. FBN721212**

The following person (persons) is (are) doing business as: (1) KLERIQ AI, (2) CREDENTIALRX AI, 2621 Leigh Avenue, San Jose, CA, 95124, Santa Clara County. The business is owned by: an individual. The name and residence address of the registrant(s) is (are): Simranjeet Singh Sidana, 2621 Leigh Avenue, San Jose, CA 95124. Registrant began transacting business under the fictitious business name(s) listed above on: N/A. /S/ Simranjeet Singh Sidana / This statement was filed with the County Clerk Recorder of Santa Clara County on 11/12/2025. (11-26-25,12-03,10,17-25)

**278-T**

## **COUNTY OF SANTA CLARA PETITION OF MARY-JOAN DUKE ORDER TO SHOW CAUSE FOR CHANGE OF NAME 25CV476826**

TO ALL INTERESTED PERSONS: 1. Petitioner: Mary-Joan Duke filed a petition with this court for a decree changing names as follows: Present Name: a. Mary-Joan Duke

Proposed Name: a. Joanie Duke

2. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING 01/13/2026 at 8:45 a.m. Room: Probate (b) The address of the court is: 191 North First Street, San Jose, CA 95113.

3. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Los Altos Town Crier Date: 10/09/2025 /s/ LE Jacqueline Duong Judge of the Superior Court (11-26-25,12-03,10,17-25)

**277-T**

## **Los Gatos Nailworks FICTITIOUS BUSINESS NAME STATEMENT FILE NO. FBN721162**

The following person (persons) is (are) doing business as: (1) Los Gatos Nailworks, (2) SMART MED SV, 140 West Main Street Ste B, Los Gatos, CA, 95030, Santa Clara County. The business is owned by: an individual. The name and residence address of the registrant(s) is (are): Georgette Stanley, 5589 Makati Circle, San Jose, CA 95123. Registrant began transacting business under the fictitious business name(s) listed above on: 11/01/2025. /S/ Georgette Stanley / This statement was filed with the County Clerk Recorder of Santa Clara County on 11/10/2025. (11-19,26-25,12-03,10,25)

**274-T**

## **ARCHIVE FICTITIOUS BUSINESS NAME STATEMENT FILE NO. FBN720981**

The following person (persons) is (are) doing business as: (1) ARCHIVE, (2) ARCHIVE SALON, 1535 Meridian Ave Ste 40, San Jose, CA, 95125, Santa Clara County. The business is owned by: a limited liability company. The name and residence address of the registrant(s) is (are): ARCHIVE SALON LLC, 1535 Meridian Ave Ste 40, San Jose, CA 95125. Registrant began transacting business under the fictitious business name(s) listed above on: 11/02/2025. /S/ Celeste Gomez / This statement was filed with the County Clerk Recorder of Santa Clara County on 11/04/2025. (11-19,26-25,12-03,10,25)

**272-T**

## **KAI HAUS LENDING FICTITIOUS BUSINESS NAME STATEMENT FILE NO. FBN721077**

The following person (persons) is (are) doing business as: KAI HAUS LENDING, 60 E Rosemary Street 329, San Jose, CA, 95112, Santa Clara County. The business is owned by: an individual. The name and residence address of the registrant(s) is (are): Jessica J Na, 60 E Rosemary Street 329, San Jose, CA 95112. Registrant began transacting business under the fictitious business name(s) listed above on: N/A. /S/ Jessica J Na / This statement was filed with the County Clerk Recorder of Santa Clara County on 11/06/2025. (11-12,19,26-25,12-03-25)

**271-T**

## **COMPLETE AUTO SOLUTIONS FICTITIOUS BUSINESS NAME STATEMENT FILE NO. FBN721026**

The following person (persons) is (are) doing business as: COMPLETE AUTO SOLUTIONS, 14000 Blossom Hill Rd, Los Gatos, CA, 95032, Santa Clara County. The business is owned by: an individual. The name and residence address of the registrant(s) is (are): Gharib Nawaz, 14000 Blossom Hill Rd, Los Gatos, CA 95032. Registrant began transacting business under the fictitious business name(s) listed above on: 11/04/2025. /S/ Gharib Nawaz / This statement was filed with the County Clerk Recorder of Santa Clara County on 11/05/2025. (11-12,19,26-25,12-03-25)

**270-T**

## **BAY AREA KOREAN BAPTIST CHURCH FICTITIOUS BUSINESS NAME STATEMENT FILE NO. FBN720941**

The following person (persons) is (are) doing business as: (1) BAY AREA KOREAN BAPTIST CHURCH, (2) HIGH MEADOW BAPTIST CHURCH, 1347 Richardson Ave, Los Altos, CA, 94024, Santa Clara County. The business is owned by: a corporation. The name and residence address of the registrant(s) is (are): SANTA CLARA BAPTIST CHURCH, 1347 Richardson Ave, Los Altos, CA 94024. Registrant began transacting business under the fictitious business name(s) listed above on: N/A. /S/ Jae Mook Kim / This statement was filed with the County Clerk Recorder of Santa Clara County on 11/03/2025. (11-12,19,26-25,12-03-25)

**268-T**

## **HUMMINGTON CONSTRUCTION FICTITIOUS BUSINESS NAME STATEMENT FILE NO. FBN720551**

The following person (persons) is (are) doing business as: HUMMINGTON CONSTRUCTION, 881 Stonehurst Way, Campbell, CA, 95008, Santa Clara County. The business is owned by: a limited liability company. The name and residence address of the registrant(s) is (are): HUMINGTON LLC, 881 Stonehurst Way, Campbell, CA 95008. Registrant began transacting business under the fictitious business name(s) listed above on: 09/15/2025. /S/ Yibo Chang / This statement was filed with the County Clerk Recorder of Santa Clara County on 10/17/2025. (11-12,19,26-25,12-03-25)

**266-T**

## **FRUITOPIA FICTITIOUS BUSINESS NAME STATEMENT FILE NO. FBN720905**

The following person (persons) is (are) doing business as: FRUITOPIA, 2230 Calle Del Mundo Unit 422, Santa Clara, CA, 95054, Santa Clara County. The business is owned by: a corporation. The name and residence address of the registrant(s) is (are): THE

MIDNIGHT TRADING INC, 3363 Spectrum St, Irvine, CA 92618. Registrant began transacting business under the fictitious business name(s) listed above on: 02/21/2025. /S/ Yuanliang Lyu / This statement was filed with the County Clerk Recorder of Santa Clara County on 10/31/2025. (11-12,19,26-25,12-03-25)

**265-T**

## **GLOBAL SOURCE FICTITIOUS BUSINESS NAME STATEMENT FILE NO. FBN720775**

The following person (persons) is (are) doing business as: GLOBAL SOURCE, 481 N Santa Cruz Ave, Los Gatos, CA, 95030, Santa Clara County. The business is owned by: a corporation. The name and residence address of the registrant(s) is (are): BELCLARE CORPORATION, 481 N Santa Cruz Ave, Los Gatos, CA 95030. Registrant began transacting business under the fictitious business name(s) listed above on: 02/01/2000. /S/ Peter O'Malley / This statement was filed with the County Clerk Recorder of Santa Clara County on 10/27/2025. (11-05,12,19,26-25)

**264-T**

## **PRIMERA INSURANCE SOLUTIONS FICTITIOUS BUSINESS NAME STATEMENT FILE NO. FBN720631**

The following person (persons) is (are) doing business as: PRIMERA INSURANCE SOLUTIONS, 3725 El Camino Real, Santa Clara, CA, 95051, Santa Clara County. The business is owned by: a limited liability company. The name and residence address of the registrant(s) is (are): INSURANCE PLUS SOLUTIONS LLC, 3725 El Camino Real, Santa Clara, CA 95051. Registrant began transacting business under the fictitious business name(s) listed above on: 12/01/2023. /S/ Susana Deloza / This statement was filed with the County Clerk Recorder of Santa Clara County on 10/21/2025. (11-05,12,19,26-25)

**262-T**

## **GOLDEN FLOOF FICTITIOUS BUSINESS NAME STATEMENT FILE NO. FBN720684**

The following person (persons) is (are) doing business as: GOLDEN FLOOF, 190 Ryland Street Apt 3109, San Jose, CA, 95110, Santa Clara County. The business is owned by: a general partnership. The name and residence address of the registrant(s) is (are): Keith Joseph Krause, 190 Ryland St Apt 3109, San Jose, CA 95110. Registrant began transacting business under the fictitious business name(s) listed above on: 10/16/2025. /S/ Keith Joseph Krause / This statement was filed with the County Clerk Recorder of Santa Clara County on 10/22/2025. (11-05,12,19,26-25)

**261-T**

## **TESS LABS FICTITIOUS BUSINESS NAME STATEMENT FILE NO. FBN720694**

The following person (persons) is (are) doing business as: TESS LABS, 1243 Green Oak Lane, Los Altos, CA, 94024, Santa Clara County. The business is owned by: an individual. The name and residence address of the registrant(s) is (are): John Affaki, 1243 Green Oak Lane, Los Altos, CA 94024. Registrant began transacting business under the fictitious business name(s) listed above on: N/A. /S/ John Affaki / This statement was filed with the County Clerk Recorder of Santa Clara County on 10/23/2025. (11-05,12,19,26-25)

**260-T**

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