

# The Almanac

THE HOMETOWN NEWSPAPER FOR MENLO PARK, ATHERTON, PORTOLA VALLEY AND WOODSIDE

MAY 23, 2025 | VOL. 60 NO. 37



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## Menlo Park has \$1 million surplus, but future projects risk deficits

### Capital improvement fund underfunded

By Arden Margulis

Menlo Park is expecting a \$1 million surplus in its general fund for this fiscal year, city staff told the city council on Tuesday, May 13.

The general fund is used to fund most of the city's operations, like the police and recreation departments, excluding special projects and capital improvements.

Now, the city council is debating what to use the surplus on and how to balance ensuring continued funding for current services with capital intensive improvement projects.

The city automatically transfers \$3.2 million to the capital improvement fund and transfers additional funds throughout the year to pay for additional projects. On average, the city transfers \$4.86 million annually.

Menlo Park city staff says the capital improvement fund will not have enough to pay for all of the projects the city is hoping to accomplish and the city can either risk draining reserves, or cut capital improvement projects.

If the city continues to transfer \$3.2 million annually, the city will run a deficit starting in the 2026-27 fiscal year. What's more, with the exception of a surplus

in the 2027-28 fiscal year due to payments from the state (which have been under threat due to the state's significant deficit), will continue to do so until the end of the forecast.

The city's financial state has significantly improved since voters passed Measure CC, which allowed the city council to raise its tax on short-term rentals and hotels. The city's tax on lodging is its second-largest revenue source.

The city factored in a potential decrease in travel spending due to economic uncertainty and Administrative Services Director Britney Mello told the council that she believes the estimate was "appropriately conservative." The city's budget could also get a significant boost from transient occupancy taxes associated with the planned Hotel Moxie, although city staff did not incorporate it into the forecast.

If the city keeps the capital improvement fund transfer the same, the city will draw from its unassigned fund balance. As a result, that would decrease from \$10.2 million to \$4.7 million in the 2029-30 fiscal year.

All of the city's reserve funds, the emergency contingency fund and the economic stabilization

See **SURPLUS**, page 16



Courtesy Aleksei Averchenko

Coach Aleksei Averchenko poses with the swimmers he coaches.

## Coach swims marathon to raise \$20,000 for kids

### 32-year-old survived serious accident

By Arden Margulis

Earlier this month, Aleksei Averchenko, 32, swam a marathon in Burgess Pool to raise money for the youth triathlon team he coaches. His feat was perhaps even more inspiring as it came after surviving an accident with a drunk driver.

To swim a marathon in the 25-yard pool, Averchenko needed to complete over 900 laps. He started swimming at 6 a.m. and did not finish until after 6 p.m.

"I try not to think much when swimming. When you start

thinking, you start counting your laps and it makes it so much longer," Averchenko said. "I did have some thoughts: about life, how much I love swimming and how much I appreciate the community here in Menlo Park."

Averchenko began swimming as a 6-year-old in Siberia. He immigrated to the United States from Russia in college to swim at an NCAA Division II program. Averchenko won Division II All-American 12 times, meaning he was one of the top swimmers in his division. He also set

multiple schoolwide records at Fresno Pacific University and Nova Southeastern University. He graduated medical school in 2019, the same year he was named best athlete in the Pacific Collegiate Swim and Dive Conference.

Shortly after the COVID-19 pandemic, Averchenko moved to California and pursued being a professional triathlete. Averchenko won the Santa Cruz Olympic Triathlon and started to make money participating in

See **MARATHON**, page 11



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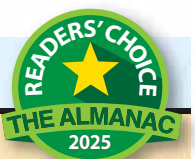
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# Local News

MENLO PARK | AHERTON | WOODSIDE | PORTOLA VALLEY



Jennifer Yoshikoshi

A new crosswalk on Portola Road at Brookside Drive has been installed with flashing beacons and crosswalk button near Woodside Priory School.

## New flashing crosswalks in Portola Valley

Project enhances pedestrian safety on busy roads

By Jennifer Yoshikoshi

Portola Valley recently completed the installation of two new safety crosswalks on Alpine and Portola Road, two of the busiest routes in town. Painted in fresh yellow paint, pedestrians can now cross safely as flashing beacons and an audio prompt become activated when the crosswalk button is pressed.

The crosswalks were installed

on Alpine Road and Golden Oak adjacent to the Alpine Hills Tennis and Swimming Club and on Portola Road and Brookside Drive in front of Woodside Priory School.

The project, also known as the Rapid Rectangular Flashing Beacon Project, was based on a pedestrian safety study that was conducted in 2017 by traffic safety experts. The study identified various areas of the town which were

in need of improvement. The most recent project is one of many that have been completed since 2017, said Town Engineer Robert Burt.

“Specifically in these two locations, I believe there was a history of accidents and history where some children and or pedestrian have been hit in the past,” Burt added.

Portola Valley Mayor Judith

See **CROSSWALKS**, page 10

## Former ethnic studies teacher files legal complaint against school district

Suit adds to legal entanglements involving district

By Jennifer Yoshikoshi

Menlo-Atherton High School’s former ethnic studies teacher Chloe Gentile-Montgomery has filed a complaint against the Sequoia Union High School District alleging discrimination, retaliation and a hostile work environment. The filing was made on April 30 in the San Mateo County Superior Court.

Reed Williams, a Sacramento-based law firm, is representing

Gentile-Montgomery. This complaint adds to the list of lawsuits filed against the school district for discrimination, antisemitism and violation of the California Public Records Act.

In November 2023, Gentile-Montgomery became the face of a controversial lesson taught at Menlo-Atherton High School centered on the Israel-Hamas war. The lesson drove heated public comments from parents and community members during a school board meeting

in January 2024, accusing the teacher of being biased and antisemitic. A petition was also started by Sequoia Union High School District Jewish Parents and Allies criticizing the lesson plan and calling for Gentile-Montgomery to be fired.

That month, she took a leave of absence for her mental health after facing personal attacks from the public.

The complaint alleges that the

See **TEACHER**, page 10

## Portola Valley running behind on housing production

Staff shortages have slowed housing element

By Jennifer Yoshikoshi

Portola Valley’s housing element remains uncertified even though the town is slowly making progress with plans for alternative housing sites and an increasing number of housing units, according to staff updates. However, the Town Council has noted during a recent progress report that it is behind in housing production.

Portola Valley is currently 20% on its way to meet its requirement to build 253 housing units during the 2023-2031 Regional Housing Needs Allocation cycle.

After meeting with officials from the state Department of Housing and Community Development in April, Interim Town Manager Mark Linder reported that the HCD was understanding of the town’s decision not to rezone Dorothy Ford Park and pursue alternative housing sites. Linder said the town will continue to work with HCD informally.

During a Town Council meeting in March, the Ad Hoc Site Evaluation Committee presented four alternative housing sites: Village Square, Christ Church, Thomas Fogarty Winery Open Space and Hawthorns Area.

According to Linder, the town has had “positive contacts with the owner of the Village Square,” and the Christ Church is currently working with a designer.

Interim Planning and Building Director Terrence Grindall explained that the delay in housing element programs are largely due to the town’s “extreme staff shortage.” For much of 2024, the planning and building team was unfilled and the city had only a part-time planning and building director. Now, Portola Valley has a functioning building department with a full-time associate planner and continuing recruitment for a permanent full-time director.

According to Grindall, 30 additional dwelling units were created in 2024 which leaves the town short of its requirement to have 32 units created annually. Including numbers from 2023,

the town currently has a total of 52 units with building permits issued and 202 housing units remaining.

Despite delays in implementing housing element programs, the town has made strides in approving actual housing projects such as the Stanford Terrace and Willow Commons project. The total units that will come from these projects will be included in a following report, clarified Grindall.

“We’ve prioritized actually getting housing built so I would hope that the state would see that our energy is in the right direction,” said Grindall. “There are certain programs that we’ve fallen behind on but we can catch up with the staffing I’ve indicated.”

The uptick in ADU productions are due to increased awareness of the possibility of construction as well as property owners growing more familiar with the process of obtaining contractors, he added.

Council members noticed, however, that the housing element progress report was missing multiple programs that were previously listed in prior reports. Council member Rebecca Flynn identified 10 programs that were left out of the current report — all of which are planned for completion after 2024.

Council member Helen Wolter asked for a chart that maps future housing element programs that are expected to be completed to show recognition that the town is attempting to get housing built.

Although the deadline for the report was on April 15, Grindall clarified that there is a grace period allowing the town to submit the report by the end of May.

Following the housing element progress report, the Town Council suggested that Grindall complete the report that will be submitted to the HCD along with a list of building applications and building permits. ■

Email Staff Writer  
Jennifer Yoshikoshi at  
jyoshikoshi@almanacnews.com.

## Notice of Public Hearings

The Woodside School District will hold two separate public hearings on the proposed Local Control Accountability Plan (LCAP), including the Budget Overview for Parents cover page, and the proposed Budget for fiscal year 2025-26.

Date and Time: June 3, 2025, at 3:30 pm

Location: Woodside School District, 3195 Woodside Road, Woodside, CA 94062.

Website: [www.woodsideschool.us/](http://www.woodsideschool.us/)

Copies of the LCAP and Budget are available for review at the Woodside School outdoor bulletin board (outside front office), Woodside Post Office, Roberts market (Woodside) from May 27 to June 3, 2025, between 9:00 am and 3:00 pm and posted on the District website, [www.woodsideschool.us/](http://www.woodsideschool.us/).

To request a printed or electronic copy, contact Michelle Ahlstrom, [mahlstrom@woodsideschool.us](mailto:mahlstrom@woodsideschool.us), 650 851-1571 ext. 4004. Public members or stakeholders may request to comment at the public hearing on the LCAP and proposed budget or any item therein, by following the instructions for public comment found on the District website.

5/23/25

**CNS-3925954#**  
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## Notice of Public Hearings

The Ravenswood City School District will hold two separate public hearings on the proposed Local Control Accountability Plan (LCAP), including the Budget Overview for Parents cover page, and the proposed Budget for fiscal year 2025-26.

Date and Time: June 12, 2025, at 6:30 pm

Location: Ravenswood City School District, 2130 Euclid Avenue, East Palo Alto, CA 94303.

Website: [www.ravenswoodschools.org](http://www.ravenswoodschools.org).

Copies of the LCAP and Budget are available for review at the District office, noted above from June 9, 2025, to June 12, 2025, between 9:00 am and 5:00 pm and posted on the District website, [www.ravenswoodschools.org](http://www.ravenswoodschools.org).

To request a printed or electronic copy, contact Jesse Lodomirak, [jlodomirak@ravenswoodschools.org](mailto:jlodomirak@ravenswoodschools.org), 650 329-2800.

Public members or stakeholders may request to comment at the public hearing on the LCAP and proposed budget or any item therein, by following the instructions for public comment found on the District website.

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To request delivery, or stop delivery, of The Almanac in zip code 94025, 94027, 94028 and the Woodside portion of 94062, call 854-2626.



Arden Margulis

Two proponents, Alex Beltramo, middle, and Van Kouzoujian, right, of a ballot measure to block housing on downtown Menlo Park's parking lots wait for City Clerk Judi Herren, left, to certify receipt of a notice of intent to circulate the petition on May 15.

## Residents launch a ballot initiative over parking lots

Proponents must collect signatures to qualify

By Arden Margulis

Save Downtown Menlo submitted its notice of intent to collect signatures on a ballot measure to require a vote on changes to any downtown parking lot at 2:30 p.m. on May 15.

The ballot measure would require a majority of voters to approve changes to the downtown parking lots and any action that would "diminish the availability" of the lots. The proposed ordinance exempts maintenance and improvements, as long as they are intended to improve and maintain the parking lots. It also exempts community activities shorter than three consecutive days.

The ballot measure has a long way to go before it could reach a vote. Supporters have completed the first step, as City Clerk Judi Herren certified receipt of the notice shortly after its submission, doing so in front of a group of about 40 supporters.

The measure aims to block a controversial proposal from the city council to use some of the downtown parking lots to build affordable housing in accordance with the city's housing plan.

The city took the first step earlier this year by requesting proposals from developers; however, after resident backlash, the city council delayed declaring the land surplus. Now that the notice has been submitted, the city must either hold a citywide vote on declaring the land surplus or declare it surplus anyway, which would be void if the petition passes.

Under election law, a petition can have a maximum of three proponents. The three proponents for this petition are Alex Beltramo, Caitlin Darke and Van Kouzoujian.

According to a cover letter submitted with the initiative, they are represented by Rutan & Tucker LLP, the same law firm representing Save Downtown

Menlo in its lawsuit against the city. The lawsuit claims the city does not have the authority to use the parking lots for housing without the approval of property owners.

Now that the notice of intent has been submitted, the city attorney has 15 days to write a ballot title and summary and send it to the city council and the proponents. Due to how days are counted in California, the city attorney has until the end of the day on May 30 to complete this.

After the city attorney creates the ballot title and summary, the proponents must publish them in a newspaper of general circulation (such as *The Almanac*). Once it is published, they may begin collecting signatures.

The proponents need 2,104 signatures — 10% of registered voters in the city — within 180 days.

Save Downtown Menlo is seeking volunteers to help collect signatures, but it is not as simple as getting someone's name. Volunteers must follow strict requirements regarding the contents of the petition and ensure signatures are from registered voters. They also must declare under penalty of perjury that they followed all requirements.

Beltramo said voters can sign up through the group's email list or volunteer via a contact form.

He plans to set up tables in popular areas of the city to educate the public and collect signatures. He also hopes local business owners will inform their customers about the petition and help gather signatures.

If the group collects enough valid signatures, the city council must either call a special election, place it on the 2026 primary ballot or adopt the ordinance outright.

The city can commission reports on the initiative's fiscal impact, business impact, impact on the ability to meet housing needs and more. ■

# Phleger estate on market for \$29.5 million

Was owned by late tech pioneer Gordon Moore

By Linda Taaffe

Sandwiched among formal gardens, redwood groves and more than 1,000 acres of protected open space sits the historic Phleger Estate's 98-year-old home, known as Mountain Meadow. The home is one of a handful of remaining "great estates" from the early 20th century that once dotted the hills of Woodside.

Though the home was built in 1927, the original estate property embodies generations of California history spanning more than 250 years. The area was originally the site of a Native American settlement, became part of a 12,000-acre Mexican land grant, housed Redwood sawmills from the logging era in the 1800s and has ties to the Bourn family who built the adjacent Filoli mansion.

Located at 100 Cañada Road, Mountain Meadow most recently belonged to Silicon Valley tech pioneer and Intel co-founder Gordon Moore, who purchased the home and surrounding 24 acres with his wife, Betty, for \$6 million in 1993 as part of an effort to preserve and protect the historic Phleger Estate from being redeveloped.

The nonprofit land conservation group Peninsula Open Space Trust purchased the rest of the original 1,315-acre estate from the Phleger family and transferred the property to the National Park Service to become a public park.

Over the years, the Moores spent \$15 million meticulously restoring and improving the approximately 9,300-square-foot Tudor Revival-style home and surrounding gardens, which they primarily used as their private retreat.

The home is now on the market for the first time in more than 30 years with an asking price of \$29.5 million.

Gordon died at age 94 in March 2023, and Betty died at age 95 in December of the same year. They gifted the Woodside property to the Peninsula Open Space Trust, which is now selling it, according to Compass real estate firm. The property is protected under a conservation easement, which means there can be no large-scale development on it.

"Mountain Meadow was a refuge for the Moore family, a place of peace, and reflection and a deep connection to the rich landscape of the San Francisco

Bay Area," Eric Normington, POST's senior operations manager, said in an email. "It is ready for a new steward who shares the Moores' love of the natural world and who embraces this rare opportunity to become a part of the property's unique legacy."

## A Tudor Revival home by a California modernist

The house has five bedrooms, seven baths, a temperature-controlled wine cellar, a library, a media room, an elevator and 2,495-square-foot guest house, according to a description of the property by ColdwellBankerLuxury.com.

The property also comes with century-old gardens that feature redwood groves, heritage roses, a 1-acre apple orchard and a year-round creek. In addition, the grounds include a tennis court, greenhouse and a pool with changing rooms, along with a 16-car garage and workshop, and 16 wells that provide water for both domestic use and irrigation, according to the property description.

Built for George Eastman, vice president of Spring Valley Water Company and a close associate of Filoli's William Bourn,



Courtesy Open Homes Photography

The view of Mountain Meadow.

Mountain Meadow (known as Summerholm at the time) was the debut residential project of famed architect Gardner Dailey, who became internationally known for breaking new ground with his modern residential designs in the Bay Area during the 1930s. Dailey had just left the Willis Polk firm, which

designed the Filoli estate. Mountain Meadow's Tudor Revival design blends classic architectural form with the natural contours of the land, emphasizing simplicity and symmetry. Dailey intentionally situated the home on the property

See **ESTATE**, page 11

# Almanac honored with 13 awards in statewide contest

Annual California Journalism Awards competition recognizes excellence in journalism

By Embarcadero Media staff

The Almanac received 13 awards, including two first-place honors for Coverage of Student Government and Campus Administration and for Print Layout and Design, at the annual California Journalism Awards contest on Saturday evening.

Organized by the California News Publishers Association, the contest draws thousands of entries from throughout the state and covered work produced in 2024. The work is judged by journalists from other states. The awards were announced at a May 17 ceremony in Los Angeles.

The Almanac competed against other weekly newspapers in its circulation category. The winning entries are:

### First place:

- Coverage of Student Government and Campus Administration - Arden Margulis

- Print Inside Page Layout and Design - Douglas Young

### Second place:

- Environmental Reporting - Eleanor Raab
- Breaking News - Arden Margulis
- Feature Story - Karla Kane
- Photojournalism - Anna Hoch-Kenney

### Third place

- In-Depth Reporting - Jennifer Yoshikoshi
- Photo Story/Essay - The Almanac

### Fourth place

- Coverage of Youth and Education - Arden Margulis and Jennifer Yoshikoshi
- Housing and Land-Use Reporting - Eleanor Raab
- Environment Reporting - Eleanor Raab

### Fifth place

- Coverage of Youth and Education - Jennifer Yoshikoshi, Arden Margulis and Angela Swartz

- Housing and Land-Use Reporting - The Almanac Staff

Part of Embarcadero Media Foundation, The Almanac is in the midst of its 60th year and publishes in print and online. The news outlet produces also Express, a daily email news digest; Weekend Express, a weekly newsletter of local arts and entertainment; and the Peninsula Foodist, a newsletter that focuses on the Midpeninsula dining scene. ■

**LEHUA GREENMAN**



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# Menlo Park gym relocating to former CVS at Menlo Station

Personal training, wellness centers require permits in some downtown areas

By Arden Margulis

The Menlo Park Planning Commission approved a proposal during its May 19 meeting for AXIS Personal Trainers to relocate to the Menlo Station strip mall.

AXIS Personal Trainers, which is currently near the Menlo Park train station at 550 Ravenswood Ave., will move into the former CVS location in Menlo Station after AXIS' current lease ends in 2026.

The CVS closed months ago as part of a nationwide shift by the drugstore chain in response to

shopping patterns and the space has been vacant since.

AXIS claims it could not renew its lease at its previous location, which it had been at since 1996.

"We love Menlo Park. We did not want to go anywhere else," Axis owner Scott Norton told the commission. "Thank goodness we've been able to find a new space here."

The new space will include a small merchandise area, locker room, saunas and a recovery room, in addition to the main exercise area.

The move required planning

commission approval as many parcels in the Downtown Specific Plan zoning area require gyms and wellness centers to obtain permits.

Amid vacancies in Menlo Park's downtown, Vice Mayor Betsy Nash has suggested allowing more types of businesses in commercial areas of the city. However, Nash was concerned about the implications on downtown parking.

Separately, the city is attempting to build affordable housing on some downtown parking lots, much to the chagrin of business owners.

AXIS claims it supports other local businesses by bringing customers downtown.

"Everyone goes to Philz, to Saint Franks, to Cafe Borrone, to BevMo," Norton said. He also added it could drive more business to Menlo Park Mongolian Barbecue, which operates in the adjacent space.

The planning commission unanimously approved AXIS' use permit after a 14-minute hearing. "I'm very excited for you. I also did not want you to go to Palo Alto, god forbid," Planning Commission Chair Andrew Ehrich said.

Currently, the city is reviewing an application to allow some animal stores, banks, business services and wellness services downtown. The application was submitted by the owner of 870 Santa Cruz Avenue, a new two story building in downtown Menlo Park, but was for the entire downtown zoning area.

The public comment period for the application has closed but the proposal has yet to come before the planning commission. ■

Email Staff Writer Arden Margulis at [amargulis@almanacnews.com](mailto:amargulis@almanacnews.com).

# Portola Valley's new donation policy aims to keep finances afloat

Council appreciative but raise some concerns

By Jennifer Yoshikoshi

The Portola Valley Fund has been established by local residents to support the town and fundraise to help supplement the town's budget as it works through a financial crisis. During a Town Council meeting on May 14, the council

approved a resolution establishing a donation and gift acceptance policy.

Town staff explained that the need for an approved policy on donations was born from the creation of the Portola Valley Fund, which is run by town residents Jon Goulden, John Richards and Sarah Dorahy.

According to its website, the fund "is a nonprofit volunteer organization where residents can come together to contribute to a variety of community-led projects."

Council members compared the fund to its neighboring town's Woodside Community Foundation which also

fundraises for projects that support the town.

In a presentation to the council, Finance Director Tony McFarlane and Goulden explained that the Portola Valley Fund aims to donate to the town in the form of grants to allow it to pursue projects that are outside the scope of the town's budget.

Goulden added that the organization will be seeking guidance from the town on what projects it will support based on staff, committees and council decisions. All projects will be approved by the Town Council, said McFarlane.

When a project has been approved, the organization will begin collecting donations for with a goal to raise a certain amount. When the target amount is reached, the funds will be transferred to the town, said Goulden. He added that if the fundraising goal is not met, an automated system will refund the donated amount back to donors.

While council members were supportive and grateful for such an initiative to be established, there were some concerns about how much staff time will be involved and sought clarity to the logistics of the donation process.

Council member Helen Wolter brought up the issues with anonymous donors, referencing the \$180,000 donation made to the town of Atherton to purchase police motorcycles. Through a Public Records Act request, The Almanac reported that the anonymous donor was WhatsApp co-founder Jan Koum.

McFarlane explained that if an anonymous donation is made to the Portola Valley

Fund, it will not be obligated to disclose any information because it is not a public agency. Goulden confirmed that if a donor wishes to be anonymous the nonprofit board will honor that request.

Council member Craig Taylor recommended that a budget be created to allocate for staff involvement that will be controlled by the town manager. He also suggested that Goulden think about creating a sub-fund that would allocate donations to be used to pay for staff as they explore project ideas brought forward by the community.

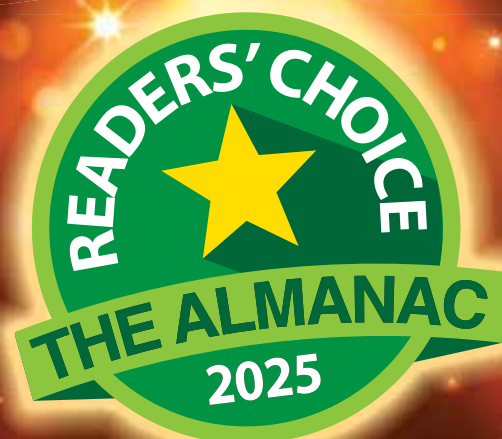
In order to prevent overspending, Taylor said he would like to establish a maximum capacity for total costs spent toward potential projects. The town previously spent over \$1 million on consultants and staff time for the housing element, which Taylor called a "runaway project" and would like to avoid in the future.

Mayor Judith Hasko said she would prefer to keep the donation policy simple for the first year and revisit the policy to refine the language.

Taylor supported revisiting the policy in February 2027. He also tasked McFarlane and Town Manager Mark Linder to establish a budget for staff time that will be used for projects that are recommended through community input.

The Town Council unanimously voted to approve the resolution, which will now allow the town to receive donations in the form of cash and property for specific projects or for undesignated purposes. ■

Email Staff Writer Jennifer Yoshikoshi at [jyoshikoshi@almanacnews.com](mailto:jyoshikoshi@almanacnews.com).

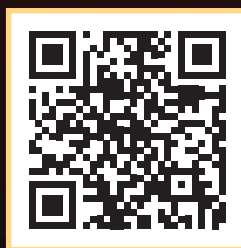


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## TEACHER

continued from page 5

school district allowed Gentile-Montgomery, a Black educator, “to be attacked everywhere,” including from staff meetings, school board meetings, social media, work emails and non-Black individuals, “particularly, white faculty, staff, students, parents and community members.”

The legal filing compares the harassment she faced to a “public lynching,” and came despite the same lesson being made and used by another Menlo-Atherton social studies teacher.

Due to pending litigation, the district declined to comment on Gentile-Montgomery’s complaint.

“SUHSD is committed to transparency and accountability, but we have an obligation to ensure that due process is respected,” said district spokesperson Naomi Hunter.

### Discrimination alleged for Black students and educators

Gentile-Montgomery’s complaint references multiple instances that together allege a culture of discriminatory behavior from

district staff, including a failed attempt to host a required bias training for all faculty and staff in collaboration with the University of Southern California. The complaint quotes several comments that were made by teachers in response to a training question that invited staff to comment on potential biases that exist at SUHSD through an online portal.

Some included, “Expecting Black teachers to take on all the work of supporting and protecting our Black students without any additional compensation for the role” and “Educators of color seen as aggressive.” Commenters described the district as a hostile working environment and teachers of color said they felt unsafe at work.

Negative comments were also being directed toward the Black USC presenter who was leading the training. The session had to be canceled due to the influx in harmful comments, according to the complaint.

The legal action also details an allegedly racially insensitive staff meeting held by Menlo-Atherton High School Principal Karl Losekoot pertaining to the arrest of a Black student in April 2024.

As an adviser to the Black Student Union, Gentile-Montgomery helped over 100 students organize an after-school protest regarding their classmate who was allegedly arrested with force by Atherton police officers. Students also gave speeches about their classmate and the importance of amplifying Black student voices at Menlo-Atherton.

During the staff meeting, Gentile-Montgomery asked if she could play a few videos of the students speeches but the request was denied by Losekoot who said “he did not have the liberty to change the agenda ‘last second’ — after saying over and over that there was no agenda for the staff meeting,” according to the complaint. Tension in the meeting continued to rise

after Losekoot responded to an anonymous question saying if the incident happened again, he would call the police.

This comment upset Gentile-Montgomery, who spoke up in front of her colleagues about the lack of acknowledgement the faculty have for Black student needs, however other staff members allegedly began to cut her off when she was speaking and turned their comments against her. The complaint writes that Losekoot “did nothing to stop the targeted attack,” on her.

Separately, Gentile-Montgomery was asked by a parent to help represent A.W., a BSU student with an Individualized Education Plan, who was being bullied by two male students. Although the student’s parents requested Gentile-Montgomery to be present for meetings they would have with administrators, she was barred from attending them. The complaint argues that Gentile-Montgomery had a legal right to be in the meeting.

In December, Menlo-Atherton’s Administrative Vice Principal Amy Hanson requested to meet with Gentile-Montgomery about A.W. to which she responded she would attend with private investigator Dan Molieri as her representative. Molieri is the lead investigator for the Law Offices of John Burris, the firm representing the arrested Menlo-Atherton student.

Hanson allegedly refused to have Molieri in attendance and on the same day, Gentile-Montgomery noticed she lost access to her school portal account and could not access records to her BSU students.

“Gentile-Montgomery believed this was in response to her advocacy for A.W.,” the complaint writes.

### Alleged sexual harassment

Gentile-Montgomery also reported experiences of sexual harassment from a student who messaged her on her private Instagram account asking if she

might consider a relationship with them.

The complaint said “she felt violated and was physically repulsed and disgusted.” After reporting it to school administrators, Atherton police officer and Menlo-Atherton Student Resource Officer Demetri Andruha was brought in to discuss the issue.

Andruha allegedly dismissed the complaint and sexual harassment allegations. The complaint said Andruha thought the student was trying to be funny and stated this was the equivalent of a student walking into a bar and calling her attractive. The student remained in her class for the rest of the year and no mediation was facilitated between Gentile-Montgomery and the student, the complaint notes.

### Impact on mental and physical health

After numerous alleged accounts of discrimination and retaliation, Gentile-Montgomery began experiencing physical injuries from a lupus flare up, panic attacks and other mental health struggles including depression, anxiety, paranoia and post-traumatic stress disorder.

In a previous report, The Almanac spoke to eight former SUHSD staffers accusing district admin of discrimination. All of them described similar symptoms of mental health struggles in the aftermath of their experiences with the district.

According to the complaint, Gentile-Montgomery filed a complaint with the California Civil Rights Department and the Equal Employment Opportunity Commission in March 2024. By January 30, the EEOC issued Gentile-Montgomery a right to sue notice, which allowed her 90 days to file a lawsuit in federal court for employee discrimination. ■

*Email Staff Writer*

*Jennifer Yoshikoshi at jyoshikoshi@almanacnews.com.*



## Franklyn Rehm Atkinson

December 13, 1941 - April 14, 2025

Franklyn Rehm Atkinson passed away peacefully at age 83 on April 14, 2025 in Stanford, California, following a brief illness. Frank was born in San Francisco on December 13, 1941 to Patricia Rehm Atkinson and Robert Wilson Atkinson. Frank was a 4th generation Californian. Due to his father’s work with a family business, the Guy F. Atkinson Company (construction), he spent his childhood with his parents and two brothers in San Francisco, Hillsborough, and Woodside, CA, Denver, CO and Harlan County, NE. He had a loving childhood full of sports, the outdoors, and beloved pets.

Frank graduated from Menlo-Atherton High School at age 16, and spent a year at Menlo College before enrolling at Stanford University, where he joined a family tradition as a third-generation graduate and athlete. Frank played football at Stanford (#79), and nurtured a lifelong love of Stanford football and Stanford sports. He was a member of the Zeta Psi fraternity.

Frank was the Pittsburgh Steelers first draft pick in the 8th round in 1963. He played one season for the Steelers as a lineman, and was transferred to the Denver Broncos where he played a partial season before being injured in a game and retiring from football in 1964. He married Linda Beardwood, whom he met at Stanford, on December 27, 1963. He graduated from UCLA business school in 1965, when he and Linda started a family, moved back to the San Francisco Bay Area, and Frank began his long career in venture capital and finance.

In 1974 Frank and Linda moved their family abroad. Their first stop was Beirut, Lebanon, where Linda had to evacuate the 3 girls from the civil war. Then they moved to Dusseldorf, Germany, and finally, to London, England. They traveled the world during that time.

He continued to enjoy his lifelong love of Stanford sports, particularly Stanford football. He served as President of the Stanford Buck Club from 1984-85; continued to represent the family with the Frank E. Rehm and Patricia Rehm Atkinson football scholarship and the annual Frank Rehm Award for the best forward and back of the Big Game. He warmly embraced multiple generations of Stanford players and coaches.

Atkinson is survived by his wife of 62 years, Linda Beardwood Atkinson of Belmont, California; three daughters: Patricia Atkinson of Amsterdam, the Netherlands, Gunhild Kristin Jordan (Larry Jordan) of Sammamish, Washington, Robin Fox (Michael Fox) of Aspen, Colorado, brother Will Atkinson of Reno, Nevada; and five grandchildren: Jordan Fox, Lauren Fox, Jack Fox, Liv Jordan, and Annika (Nikki) Jordan.

PAID OBITUARY

## CROSSWALKS

continued from page 5

Hasko explained that the initiative was “sparked by town resident concerns regarding the safety of pedestrians, particularly school-age children, crossing these busy roads.”

In 2019, the Town Council approved the plans to implement several safety improvements and identified the crosswalk on Portola Road and Brookside Drive as the highest and most expensive priority. The Alpine Road crosswalk was the town’s second concern.

Based on prior Almanac

reporting, the consultant on the study found that drivers routinely exceeded the speed limit by an average of 5 miles per hour on Alpine and Portola Road. Between 2014 and 2018, the town recorded 43 collisions, of which 17 were between vehicles and bicycles.

For some former town council members, the idea of flashing beacons was hard to accept, but the town moved forward with the project seeing it as a necessity for traffic safety.

In 2022, the town received a \$128,000 grant from the San Mateo County Transportation Authority, which helped fund 80% of costs for design and

construction, according to town officials.

The project was completed on May 12, ahead of the town’s upcoming Horse Fair and PV Palooza — events that bring increased traffic to an already busy roadway.

“Looking ahead, Portola Valley remains focused on public safety as it continues to update its Safety Element and explore other safety initiatives in 2025,” said Hasko.

Burt added that the town looks forward to identifying three new locations for additional intersections for potential improvements after reviewing safety records. ■

**MARATHON**

*continued from page 1*

the sport he loved.

On Nov. 24, 2023, tragedy struck as Averchenko was involved in a fatal collision at Stage Road and Highway 1 near San Gregorio. He was hit by a drunk driver while biking. California Highway Patrol found the driver, who was killed at the scene, was intoxicated and at fault for the accident.

Averchenko suffered severe injuries. "It was a bad fracture," Averchenko said. "It's called a burst fracture so all my lower vertebrae just shattered." Averchenko still suffers severe pain from the accident and said he needs to take over-the-counter pain medication daily.

He said his surgeon was optimistic he could recover but that he would not be able to compete as he once had. Averchenko could not run or bike due to the pain, but nearly a year after the accident, he came back to swimming.

"I figured that I cannot bike, for sure, I can not sit and it hurts all the time. I cannot run

because of pounding. It's very unpleasant. But I can swim: swimming doesn't really hurt my spine, at least," he said.

"I was still spending a lot of time in bed because of the pain, but I told myself, 'Either I'm swimming or I'm going for a long walk.' I started from, like, 500 yards around three times a week. Little by little, I was building it up," Averchenko said.

To stay motivated while recovering, Averchenko made a "very ballsy plan" to swim one million yards in six months but due to setbacks, he ended up doing 650,000, which is still a lot of swimming, but not the goal he set for himself.

Averchenko said his setbacks were mostly emotional rather than physical pain.

"Sometimes I was just so fed up that I didn't want to swim at all so I would skip the whole week and then I had to start again the next week," he said.

Before the accident, Averchenko

said Tim Sheeper, CEO of the group that runs Burgess Pool on behalf of the city, helped him get started with triathlons. He started as a lifeguard but quickly became a coach and more involved in the Menlo Park aquatics community.

"At the beginning, he gave me a lot of equipment, he gave me the bike, and I started doing triathlons. I was winning pretty much all the races and I started to do Iron Man. I was winning those races too," Averchenko said. Menlo Park aquatics has continued to be an important part of his life since the accident.

"Before, it was all about supporting and training myself. You know I was the guy who was eager to achieve something in the sport for myself. I was probably selfish but it is what it is. All athletes are selfish at some point," Averchenko said. "I think I shifted my attention from my own goals, to educating the next generation."

"In October, we launched the youth triathlon team for the kids in the Belle Haven location. We work with underprivileged kids and with the community," Averchenko said. "It's literally the first child triathlon team for the youngest people. It's about building the next generation, helping others."

Averchenko, with encouragement from his coach, decided to swim the triathlon in Burgess Pool to raise money for the team for equipment, scholarships, races and prizes. He was unable to swim it in open waters due to continuing health complications.

He set up a GoFundMe and set the goal as \$10,000.

"I didn't even expect we're gonna get \$10,000. I just put it because I was thinking whatever we're gonna get, whatever amount, is going to be perfect," Averchenko said.

Before the day of the marathon, he had already exceeded his goal.

The GoFundMe raised \$20,000 by the time it ended a few days after the swim.

Averchenko thanked the community for donating and coming out to watch him swim and Sheeper specifically for his support.

Averchenko said he had some dark days following the accident. "I was at the point when I wanted to just drop everything and stop doing it... You know, a lot of things have changed, work wise, lifestyle, health wise, how I sleep, what I eat. Everything changed, to be honest," Averchenko said.

But now, he is putting renewed focus into building the triathlon team. His advice to others recovering from serious injuries: "never stop grinding."

"It's easy to give up, but you pursue you for the rest of your life, and it's a heavy, heavy weight to carry," he added. ■

*Email Staff Writer Arden Margulis at amargulis@almanacnews.com.*

**ESTATE**

*continued from page 7*

so that beautiful views could be obtained of both redwoods and oak woodlands, according to the National Park Service's history of the Phleger Estate.

The estate's landscape was created by Bruce Porter, a celebrated artist and designer best-known for his work at Filoli. He designed the estate's original layout, which includes formal terraces, stone walls and plantings that mirror the aesthetics and structure of Filoli's gardens. The result is a property that feels both cultivated and organic, with thoughtful transitions from indoor to outdoor spaces.

Landscape architect John McLaren, who designed San Francisco's Golden Gate Park and was declared the "greatest horticulturist of the West" in 1930 by Sunset Magazine, later added the rhododendron dell along the creek, while Thomas Church, a pioneer of modern landscape architecture, redesigned the south terrace and added the swimming pool in the late 1940s during the Phleger family's ownership, according to information provided by Compass. ■

*Email Home/Real Estate Editor Linda Taaffe at ltaaffe@almanacnews.com.*

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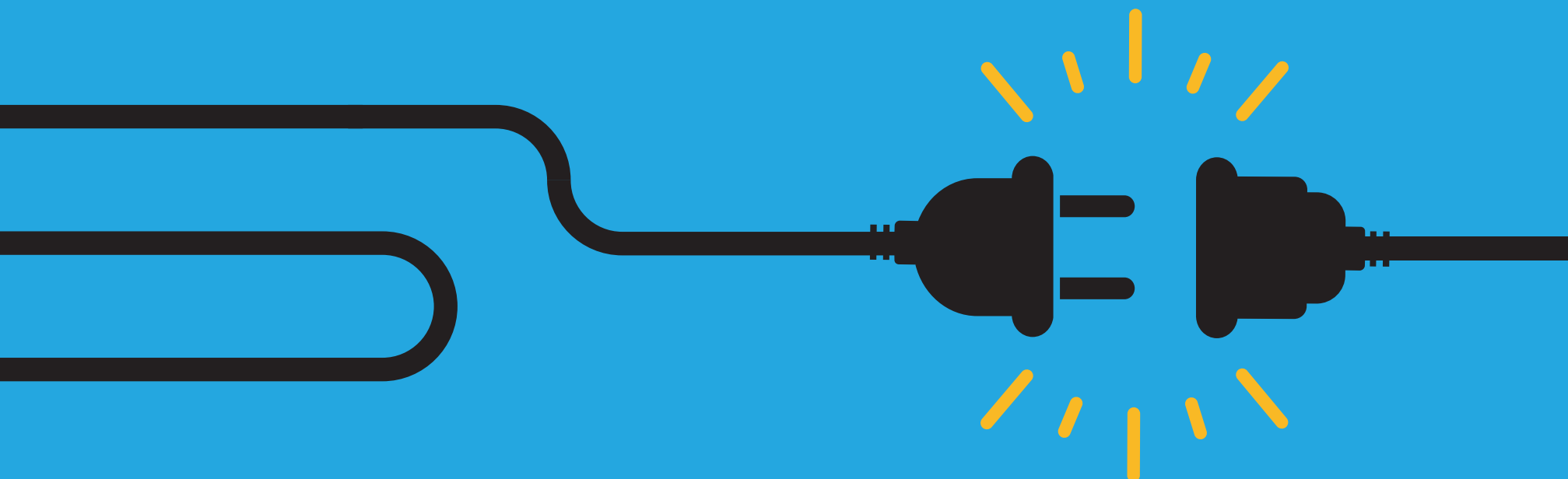
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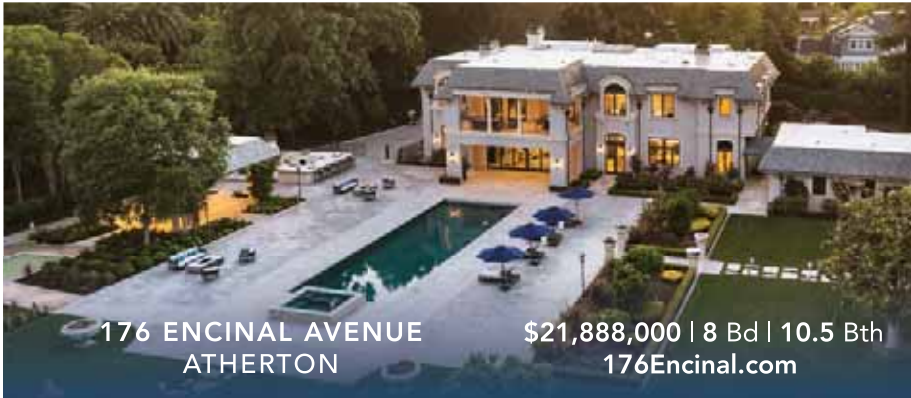




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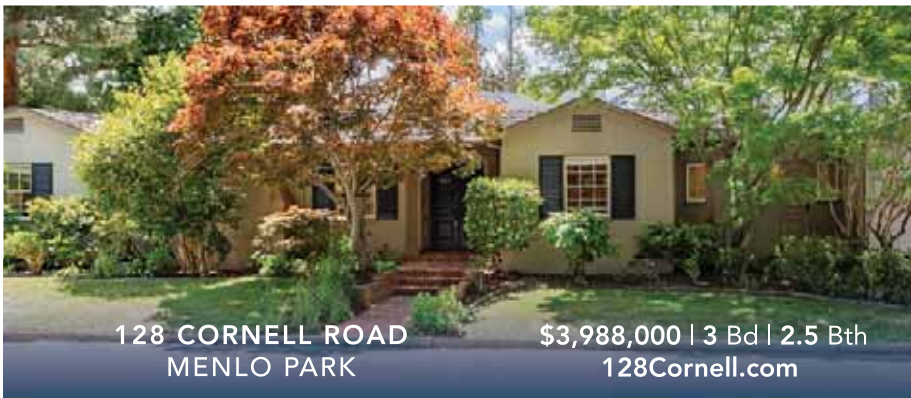
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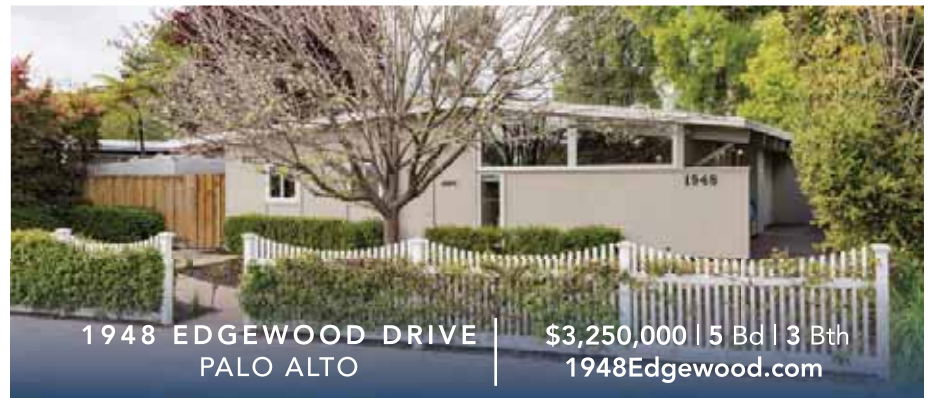
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PALO ALTO

\$10,500,000 | 6 Bd | 6 Bth  
1932EmersonStreet.com



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MENLO PARK

\$3,988,000 | 3 Bd | 2.5 Bth  
128Cornell.com



1948 EDGEWOOD DRIVE  
PALO ALTO

\$3,250,000 | 5 Bd | 3 Bth  
1948Edgewood.com



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MENLO PARK

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295BayRd.com



119 KELLOGG AVENUE  
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119Kellogg.com



721 14TH AVENUE  
MENLO PARK

\$1,988,000 | 3 Bd | 2 Bth  
721Fourteenth.com

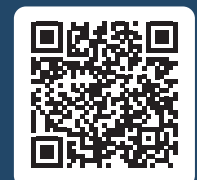


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**SURPLUS**

*continued from page 1*

reserve fund, will maintain their balance at 15% of general fund expenditures and 20% of general fund expenditures respectively through the 2029-30 fiscal year.

If the city transfers \$4.86 million annually to the capital improvement fund, an increase from the current planned annual transfer but in line with the average yearly transfer, reserve funds will need to be drained. The city would run deficits between \$1 million and \$3 million every year over the next five fiscal years. Due to this, the

unassigned fund balance would be entirely depleted by fiscal year 2027-28 and the emergency contingency fund would fall below 15% of general fund expenditures in the 2029-30 fiscal year.

Public Works Director Azalea Mitch recommended the city increase the transfer to the capital improvement fund to \$4.86 million. Vice Mayor Betsy Nash and Councilmember Jeff Schmidt said they were leaning toward the increase, at least temporarily, as long as they were not permanently limiting the options of future city councils.

The city council also held

a study session on the capital improvement plan and projects that are part of it. Making that work more difficult, currently six of the 12 staff positions that work on capital improvement projects are vacant.

At present, 43% of the capital improvement plan is funded by special revenue funds, such as the gas tax, fees and bonds, 35% is funded by the general fund and the rest is funded by revenue from municipal water services.

Mitch is requesting the city allocate \$4.3 million from the general fund to pay for \$1.8 million for upgrades to city

buildings, \$1 million for storm-water projects, \$1 million for electric vehicle chargers at city hall and \$380,000 for sidewalk repair. Public works is also using \$2 million in grants to pay for the electric vehicle chargers.

The capital improvement plan also includes a five-year street maintenance and improvement plan that is expected to cost \$20 million total.

The public works department expects to need \$30 million from the general fund over the next five years.

Some of the largest expenses under the capital improvement

plan are \$10 million for the middle underground crossing project and \$27 million for a water reservoir.

The largest project the general fund needs to cover is a \$6 million project to improve Burgess pool.

The capital fund budget is expected to have a \$8.4 million deficit this fiscal year and a \$10.6 million deficit next fiscal year without any general fund transfer and if a federal grant is canceled. ■

*Email Staff Writer Arden Margulis at [amargulis@almanacnews.com](mailto:amargulis@almanacnews.com).*

# Public Notices

**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. M-298564

The following person(s)/registrant(s) has/ have abandoned the use of the fictitious business name(s). The information given below is as it appeared on the fictitious business statement that was filed at the County Clerk-Recorder's Office. FICTITIOUS BUSINESS NAME(S): ANNA BEA PHOTO

1 Devonshire Blvd Apt 2

San Carlos, Ca 94070

FILED IN SAN MATEO COUNTY ON:

09/20/2024

REGISTRANT'S NAME(S): ANNA REINKE

1 Devonshire Blvd Apt 2

San Carlos, Ca 94070

THIS BUSINESS WAS CONDUCTED BY An Individual.

This statement was filed with the County Clerk Recorder of San Mateo County on May 01 2025.

(ALM May 9, 16, 23 and 30, 2025)

**THE DERMAL FORMULA FICTITIOUS BUSINESS NAME STATEMENT**

FILE NO.: M-300488

The following person (persons) is (are) doing business as:

1.) THE DERMAL FORMULA , located at 70 N El Camino Real, Suite B, San Mateo, CA, 94401.

Mailing Address: 815 N Humboldt St. Apt 404, San Mateo, CA 94401.

Registered owner(s): THE DERMAL FORMULA INC.

70 N El Camino Real, Suite B

San Mateo, CA, 94401

State of Incorporation/Organization: CA

This business is conducted by: a Corporation.

Registrant has begun to transact business under the fictitious business name(s) listed above on 02/18/2025.

This statement was filed with the County Clerk-Recorder of San Mateo County on April 29, 2025.

(ALM May 9, 16, 23 and 30, 2025)

**POWERCLEAN PROS FICTITIOUS BUSINESS NAME STATEMENT**

FILE NO.: M-300640

The following person (persons) is (are) doing business as:

1.) POWERCLEAN PROS , located at 1205 Wayne Way, San Mateo, CA 94403.

Registered owner(s): POWERCLEAN PROS LLC

1205 Wayne Way

San Mateo, CA 94403

State of Incorporation/Organization: CA

This business is conducted by: a Limited Liability Company.

Registrant has begun to transact business under the fictitious business name(s) listed above on 05/01/2025.

This statement was filed with the County Clerk-Recorder of San Mateo County on May 15, 2025.

(ALM May 23, 30, Jun 6 and 13, 2025)

**FLEET FEET MENLO PARK FICTITIOUS BUSINESS NAME STATEMENT**

FILE NO.: M-300245

The following person (persons) is (are) doing business as:

1.) FLEET FEET MENLO PARK , located at 859 Santa Cruz Ave, Menlo Park CA 94025.

Registered owner(s): ORANGE RED BLUE FAMCO LLC

505 Homer Ave

Palo Alto, CA 94301

State of Incorporation/Organization: California

This business is conducted by: a Limited Liability Company.

Registrant has begun to transact business under the fictitious business name(s) listed above on 11/13/2017.

This statement was filed with the County Clerk-Recorder of San Mateo County on March 26, 2025.

(ALM May 9, 16, 23 and 30, 2025)

**JDM ICONS FICTITIOUS BUSINESS NAME STATEMENT**

FILE NO.: M-300472

The following person (persons) is (are) doing business as:

1.) JDM ICONS , located at 557 Grand Street, Redwood City, CA 94062.

Registered owner(s): JP FAMILY HOLDINGS, LLC

557 Grand Street

Redwood City, CA 94062

State of Incorporation/Organization: CA

This business is conducted by: a Limited Liability Company.

Registrant has not yet begun to transact business under the fictitious business name(s) listed above.

This statement was filed with the County Clerk-Recorder of San Mateo County on April 25, 2025.

(ALM May 2, 9, 16 and 23, 2025)

**SOULBRIDGE THERAPY TRANSMUTATION OF LIGHT FICTITIOUS BUSINESS NAME STATEMENT**

FILE NO.: M-300538

The following person (persons) is (are) doing business as:

1.) SOULBRIDGE THERAPY , 2.) TRANSMUTATION OF LIGHT , located at 1900 S. Norfolk St. #350, San Mateo, CA 94403.

Registered owner(s): AARON NICOLE ALLENDORF

1900 S. Norfolk St. #350

San Mateo, CA 94403

This business is conducted by: an Individual.

Registrant has begun to transact business under the fictitious business name(s) listed above on May 5, 2025.

This statement was filed with the County Clerk-Recorder of San Mateo County on May 05, 2025.

(ALM May 16, 23, 30 and Jun 6, 2025)

**DRIFTWOOD COTTAGE WINES FICTITIOUS BUSINESS NAME STATEMENT**

FILE NO.: M-300454

The following person (persons) is (are) doing business as:

1.) DRIFTWOOD COTTAGE WINES , located at 819 11th Ave., Redwood City, CA 94063.

Registered owner(s): KATHERINE HUSHER

819 11th Ave.

Redwood City, CA 94063

This business is conducted by: an Individual.

Registrant has begun to transact business under the fictitious business name(s) listed above on 03/22/2025.

This statement was filed with the County Clerk-Recorder of San Mateo County on April 24, 2025.

(ALM May 9, 16, 23 and 30, 2025)

**MY GYM SAN CARLOS FICTITIOUS BUSINESS NAME STATEMENT**

FILE NO.: M-300196

The following person (persons) is (are) doing business as:

1.) MY GYM SAN CARLOS , located at 189 El Camino Real, San Carlos, CA 94070. Mailing Address: 2329 Ensenada Way San Mateo, CA 94403.

Registered owner(s): ROSEK ANDERSEN FITNESS LLC

2329 Ensenada Way

San Mateo, CA 94403

State of Incorporation/Organization: CA

This business is conducted by: a Limited Liability Company.

Registrant has not yet begun to transact business under the fictitious business name(s) listed above.

This statement was filed with the County Clerk-Recorder of San Mateo County on March 24, 2025.

(ALM May 2, 9, 16 and 23, 2025)

**SMALL BITES & BOARDS FICTITIOUS BUSINESS NAME STATEMENT**

FILE NO.: M-300512

The following person (persons) is (are) doing business as:

1.) SMALL BITES AND BOARDS , located at 3956 PASADENA DR, SAN MATEO CA 94403.

Registered owner(s): NIKA DAVID MANABAT

3956 PASADENA DR

SAN MATEO, CA 94403

This business is conducted by: an Individual.

Registrant has not yet begun to transact business under the fictitious business name(s) listed above.

This statement was filed with the County Clerk-Recorder of San Mateo County on May 01, 2025.

(ALM May 16, 23, 30 and Jun 6, 2025)

**PAC PRIME MORTGAGE FICTITIOUS BUSINESS NAME STATEMENT**

FILE NO.: M-300555

The following person (persons) is (are) doing business as:

1.) PAC PRIME MORTGAGE , located at 1350 Old Bayshore Hwy Ste 520, Burlingame, CA 94010. Mailing Address: 1501 Alice Street # 606, Oakland, CA 94612

Registered owner(s): PAC PRIME PROPERTIES

1350 Old Bayshore Hwy Ste 520

Burlingame, CA 94010

State of Incorporation/Organization: CA

This business is conducted by: a Corporation.

Registrant has not yet begun to transact business under the fictitious business name(s) listed above.

This statement was filed with the County Clerk-Recorder of San Mateo County on May 06, 2025.

(ALM May 16, 23, 30 and Jun 6, 2025)

**BIO:LOGIC FICTITIOUS BUSINESS NAME STATEMENT**

FILE NO.: M-300578

The following person (persons) is (are) doing business as:

1.) BIO:LOGIC , located at 565 Canyon Rd, Redwood City, CA 94062. Mailing Address: PO BOX 620572 Woodside, CA 94062.

Registered owner(s): DR. TOBI SCHMIDT LLC

PO BOX 620572

Woodside, CA 94062

State of Incorporation/Organization: CA

This business is conducted by: a Limited Liability Company.

Registrant has begun to transact business under the fictitious business name(s) listed above on 03/01/2025.

This statement was filed with the County Clerk-Recorder of San Mateo County on May 08, 2025.

(ALM May 16, 23, 30 and Jun 6, 2025)

**JATELO PRODUCTIONS FICTITIOUS BUSINESS NAME STATEMENT**

FILE NO.: M-300536

The following person (persons) is (are) doing business as:

1.) JATELO PRODUCTIONS , located at 2211 Menalto Avenue, East Palo Alto, CA 94303.

Registered owner(s): MEDA ODHAMBO OKOLO

2211 Menalto Avenue

East Palo Alto, CA 94303

This business is conducted by: an Individual.

Registrant has begun to transact business under the fictitious business name(s) listed above on 09/12/1990.

This statement was filed with the County Clerk-Recorder of San Mateo County on May 05, 2025.

(ALM May 23, 30, Jun 6 and 13, 2025)

**GENEDGE GENEDGE STUDIO GENEDGE DIGITAL GENEDGE TRAINING GENEDGE CONSULTING FICTITIOUS BUSINESS NAME STATEMENT**

FILE NO.: M-300594

The following person (persons) is (are) doing business as:

1.) GENEDGE , 2.) GENEDGE STUDIO , 3.) GENEDGE DIGITAL , 4.) GENEDGE TRAINING , 5.) GENEDGE CONSULTING , located at 286 Loma Rd, San Carlos, CA 94070.

Registered owner(s): THE LAMBERT GROUP LLC

286 Loma Rd

San Carlos, CA 94070

State of Incorporation/Organization: CA

This business is conducted by: a Limited Liability Company.

Registrant has not yet begun to transact business under the fictitious business name(s) listed above.

This statement was filed with the County Clerk-Recorder of San Mateo County on May 09, 2025.

(ALM May 16, 23, 30 and Jun 6, 2025)

**AAR HAULING FICTITIOUS BUSINESS NAME STATEMENT**

FILE NO.: M-300534

The following person (persons) is (are) doing business as:

1.) AAR HAULING , located at 642 Sylvan St. APT 4, Daly City, CA 94014.

Registered owner(s): JOSE LUIS RODRIGUEZ

642 Sylvan St, APT 4

Daly City, CA 94014

State of Incorporation/Organization: CA

This business is conducted by: an Individual.

Registrant has not yet begun to transact business under the fictitious business name(s) listed above.

This statement was filed with the County Clerk-Recorder of San Mateo County on May 09, 2025.

(ALM May 16, 23, 30 and Jun 6, 2025)

**ANNALEIA FLORAL FICTITIOUS BUSINESS NAME STATEMENT**

FILE NO.: M-300285

The following person (persons) is (are) doing business as:

1.) ANNALEIA FLORAL , located at 1305 Speers Ave, San Mateo, CA 94403.

Registered owner(s): ANNALEIA HAMILL

1305 Speers Ave.

San Mateo, CA 94403

State of Incorporation/Organization: California

This business is conducted by: an Individual.

Registrant has begun to transact business under the fictitious business name(s) listed

above on 3/21/2025.

This statement was filed with the County Clerk-Recorder of San Mateo County on April 02, 2025.

(ALM May 2, 9, 16 and 23, 2025)

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF SAN MATEO**

Case No.: 25CIV02600

TO ALL INTERESTED PERSONS:

Petitioner: Gloria Falcinelli Eldredge filed a petition with this court for a decree changing names as follows:

GLORIA ANN FALCINELLI to GLORIA FALCINELLI ELDREDGE

GLORIA ANNE FALCINELLI to GLORIA FALCINELLI ELDREDGE

GLORIA FALCINELLI ELDREDGE to GLORIA FALCINELLI ELDREDGE

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: 6/18/2025, 9:00 AM, Civil Branch of the Superior Court of California, County of SAN MATEO located at 400 COUNTY CENTER, REDWOOD CITY, CA 94063.

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:

ALMANAC

Date: 4/23/2025

Nancy L. Fineman

JUDGE OF THE SUPERIOR COURT

(ALM May 2, 9, 16 and 23, 2025)

**The Almanac is adjudicated to publish in San Mateo County.**

• Fictitious Business Name

• Abandonment of Fictitious Business Name

• Name Change

• Partnership Withdrawal or Dissolution

• Petition to Administer Estate - Probate Hearing

• Notice of Bulk Sale

• Legal Summons

• Trustee Sale

**The deadline is Sunday at 11:59 pm.**



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590Military.com



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MENLO PARK

\$8,988,000 | 4 Bd | 7 Bth  
8Reyna.com



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LOS ALTOS HILLS

\$3,988,000 | 4 Bd | 2.5 Bth  
27690Briones.com



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LOS ALTOS HILLS

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28500MataderoCreek.com



1715 BAY LAUREL DRIVE  
MENLO PARK

\$7,988,000 | 4 Bd | 4.5 Bth  
1715BayLaurel.com

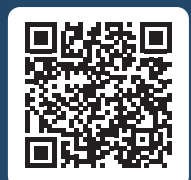


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MENLO PARK

\$8,988,000 | 7 Bd | 8.5 Bth  
1080Cotton.com



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## Peninsula-raised actor **Miles Fowler** reflects on his career and journey so far

The Menlo School alum has a role on a hit Netflix series

By Karla Kane

Sometimes, it seems, mothers really do know best. When Miles Fowler was growing up in Redwood Shores, he was a shy kid who was more interested in sports than the arts. It was his mother who encouraged him to give the stage a chance, starting with a middle-school production of the classic screwball comedy “Arsenic and Old Lace.”

“My mom was like, ‘Why don’t you just try out for the play and see what happens?’” he recalled. The rest, as they say, is history, as Fowler, who graduated from Menlo School in 2015, now has a thriving acting career.

“It was so fun. There wasn’t, like, a pressure or a force on it or a weight on it, or an expectation to do it,” he said, of his journey from casual hobby to vocation.

Some of his favorite projects to date include the 2022 drama series “Women of the Movement,” about Mamie Till-Mobley, the Civil Rights Movement activist and mother of slain teen Emmett Till; the 2023 high-school comedy “Bottoms,” the medical drama “The Resident” and the Pasadena Playhouse production of “Sanctuary City.” Each has been meaningful to him in different ways, he said.

“Women of the Movement,” with its powerful, historical story that still resonates today, was “one of my first sort of projects where I was like, ‘Oh, this is ... so much bigger than me. This is so much more than just, ‘I like acting,’” he said.

“Bottoms,” in which he played

an “evil” teen football player, gave him the chance to expand his skills. “I never thought I was a very funny person,” he said (although he *did* play high-school football). “That was the most incredible experience to step outside my comfort zone and play a role I could never imagine playing. Just being able to play around in that space was really cool.”

And while he doesn’t do much theater work these days, the 2022 production of “Sanctuary City,” by playwright Martyna Majok, which deals with the impact of U.S. immigration policies on two young DREAMers, stands out as a special experience. Fowler’s own father is an immigrant from Jamaica. Helping tell a story about immigration was “not only eye-opening for me but also interesting to consider my dad in that context, which I hadn’t really done growing up,” he said. “It was really impactful.”

His latest high-profile project is nabbing the role of Lenny in the second season of the Netflix series “Nobody Wants This,” which he finished filming recently (it’s slated to come out later in the year). Working on that show, which stars Kristen Bell and Adam Brody, was “nerve-racking and incredible at the same time,” Fowler said, as a longtime admirer of his fellow castmates’ careers.

Thinking back over his Peninsula youth, Fowler credited several teachers with helping inspire and encourage him along the way. He attended The Carey School in San Mateo, then moved on to Menlo School for middle



Copyright: Orion Releasing LLC. All Rights Reserved. Courtesy Miles Fowler  
Miles Fowler (left) plays Tim and Nicholas Galitzine plays Jeff in “Bottoms.”

and high school, attracted to it in part because of the way the school encouraged experimentation and trying a variety of activities.

He’s thankful to his first Menlo School theater director, David Mugglebee, who made the experience “joyful and community-driven,” he said. The world of professional show business can get overly self-serious, so he likes to think back to that early, joy-filled atmosphere and make an effort to preserve that sense of play and lack of pressure. “That only benefits, in my opinion, the work,” he said.

Trying to make it as an actor is “a process of a lot of nos, a lot of rejection, not even really hearing anything most of the times, sending these auditions into a void,” he reflected. “I think something that’s been really important for me to develop is, sometimes it can get very frustrating in that way. I’ve wanted to continue developing a way of making the auditioning fun for me ... at the end of the day I can send that off and say I had a really good time making the audition tape itself.”

In high school productions, he learned from directors Beth Orr and Steven Minning. “He saw something in me before I really

saw it in myself; he didn’t take that lightly,” he said of Minning’s influence. “I just wouldn’t be doing what I’m doing without him.”

While Fowler double-majored in acting and political science at the University of Southern California, when he started college, he still considered acting as a hobby. He figured he’d end up in law school, until he decided an acting career was ultimately something worth trying to explore professionally.

“I’ve always had the most supportive parents and friends. That was sort of the push to sort of try it,” he said. “I’ve been really, really fortunate and lucky to have the opportunities I’ve had over the past couple years.”

Next up, Fowler plans to try his hand at directing, working on some “passion projects” and creating opportunities for his friends in the process.

“That’s something that’s so important to me as my career develops — continuing to uplift and give people opportunities, like my friends, who I think are more talented than me,” he said.

He’s also working on affording himself more grace and less criticism. Initially, he couldn’t stand

watching himself on screen.

“It’s a vulnerable profession because everyone sees what you do, it’s up for public consumption, for critique, so I think I try my best to remember that I am of service to someone else’s story and I’ll do my best to serve that story, then I go home and move on and live my life,” he said.

Fowler considers himself “deeply uncomfortable” with the concept of fame and celebrity culture.

“I think I’m socially awkward. I like keeping to myself and having my own life,” he said. However, he does relish the excitement his acting career has given his family — in particular his mom.

“Getting to hear what they thought about the movie, the fact that I can share in these experiences, and seeing the joy that that brings my family” is one of the most rewarding parts of the job, he said, recalling bringing his parents to a movie premiere.

While his family no longer lives on the Peninsula, Fowler still has many friends in the area and remembers it fondly.

“I miss it every day,” he said. “It really is home.” ■

Email Assistant Lifestyle Editor Karla Kane at [kkane@almanacnews.com](mailto:kkane@almanacnews.com).



Courtesy Miles Fowler

Menlo School graduate Miles Fowler began his acting journey on the stage (seen here as a Lost Boy in “Peter Pan”).

## A good turn

‘Out of the Wood’ showcases woodturned pieces  
by Menlo Park artist Claude Godcharles

By Mette Huberman

Claude Godcharles has been working with wood for most of his life. Inspired by his dad and uncles who were all “hands-on people,” he started working with wood and making simple furniture as a teenager. “Unfortunately, I’ve pretty much learned the wrong way of doing things from my dad and uncles. They were just winging it all the time and didn’t have the right tools and the right education and technique,” Godcharles said. So, he started taking classes and learning from friends, in particular a friend who is a cabinet maker. Initially, he was making and restoring furniture for his house, but this led to an interest in and passion for woodturning.

Godcharles grew up in Montreal and came to the Bay Area in 1992 to work as an electrical engineer for a year. Over 30 years later he is still living happily in Menlo Park. He is showing his woodturned pieces in a solo exhibition called “Out of the Wood” through June 1 at The Main Gallery, also in Menlo Park.

Woodturning is a process in which a piece of wood is attached to a rotating lathe and then manipulated using various tools for shaping and carving of the wood. Godcharles likes woodturning because it is a faster and more creative process than furniture building: “It is much more satisfying in terms of expression and creating freeform (compared to) planning a furniture build and you can basically make a piece in an evening instead of planning for months to make a piece of furniture.”

He makes both functional pieces, such as bowls and vases, as well as abstract pieces that are more sculptural, depending on the wood. “You can have natural edges, bark, or knots and things that have a different message or a different expression. You don’t know what to expect and you discover as you go and then you adapt your design to make the best use of it. The discovery process when you start shaping a piece and you discover what’s in there, it’s always a bit magical,” he said.

Godcharles likes working with different kinds of woods from the local area, specifically fruit tree wood like plum and apricot from the old orchards in the Bay Area, as well as walnut wood which has a darker color than fruit trees. But his favorite wood is camphor tree wood, which originates from East Asia. He likes the color of the wood. “It’s got all sorts of tones.



Mette Huberman

Artist Claude Godcharles discusses his work in a talk at The Main Gallery on April 26.

It goes from blonde to orange to reddish tones sometimes.”

Godcharles belongs to a local wood art association where members inform each other about interesting trees that are being cut in the local area. He notes that, “tree cutters are very happy to give it to you because they don’t have to take it away and dump it, so we got good support locally from arborists and tree cutters.”

Overall, Godcharles is inspired by architecture and classical forms for his wood art. He goes to museums to look at pottery, in particular, and takes a lot of pictures for inspiration. He notes that, “there is a reason why these forms are more appealing (because of) the balance and the harmony of the shape... so I like to look at that and try to bring that into my pieces if I can.”

In fact, his favorite piece of his own art was inspired by architecture and a mathematical curve called “catenary.” A catenary curve has a U-like shape, which is the shape of a flexible hanging chain or cable between two points, which is used for the building of bridges and arches, among other things. Using camphor wood, Godcharles created a tall vase with a catenary shape and topped it with a cap made of blackwood. He explains: “I’m really happy with that piece. It’s really unique and the shape is a flowing curve that progressively gets tighter and tighter at the top.”

Godcharles joined the Main Gallery last fall but has exhibited his art in other galleries. The Main Gallery is an artists’ cooperative consisting of 14 artists from the Bay Area. The gallery was established in Redwood City in the year 2000 but is now

located on Santa Cruz Avenue in downtown Menlo Park.

“Out of the Wood” is his first exhibit at the gallery and he chose to show pieces that demonstrate the breadth of this work. “I wanted a good variety that shows the character of wood, like what you can get out of different trees and different conditions of wood. I left some ragged natural contours on pieces, and some others are completely finished and shaped.”

Godcharles has been teaching woodworking at Palo Alto Adult School for over 10 years and he believes that “teaching is learning.” Specifically, he learns when each of his 15 students is working on a different project and he has to problem-solve with them about techniques on pieces he may not have made himself. But more generally, he thinks that, “you find out all sorts of little aspects of it that you don’t think about when you do it yourself, but to transfer it to someone you need to be aware of it... I think that brings your expertise to another level.”

“I see from teaching that people need an outlet to express and create stuff and I just hope people that see things made like that are inspired to try something on their own. People restrict themselves thinking that it’s not going to be good, but that’s not the point. The point is to do it and just practice creating and making things,” he said. ■

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“Out of the Wood” is on view through June 1 at The Main Gallery, 883 Santa Cruz Ave., Suite 1, Menlo Park. [themaingallery.org](http://themaingallery.org).

# Worth a Look

## Stanford Jazz Orchestra with Wycliffe Gordon

Acclaimed trombonist Wycliffe Gordon (who’s also an educator, composer, arranger and conductor) joins the Stanford Jazz Orchestra as a special guest for the ensemble’s spring performance. The orchestra is made up of Stanford students and community members and is directed by Michael Galisatus. For those who can’t make it to Stanford in person, the concert will also be livestreamed at [music.stanford.edu/sjo\\_live](http://music.stanford.edu/sjo_live).

May 23, 7:30 p.m.,  
Bing Concert Hall, 327  
Lasuen St., Stanford; \$27-\$32  
(free for Stanford students); [jazzorchestra.groups.stanford.edu](http://jazzorchestra.groups.stanford.edu).



Courtesy Wycliffe Gordon

Trombonist Wycliffe Gordon is a special guest for the Stanford Jazz Orchestra’s spring concert on May 23.

## Tessa Lark

Kentucky-raised violinist Tessa Lark earned her diploma from The Juilliard School and has performed with orchestras and at festivals around the world. In 2020, she was nominated for a Grammy Award in the category of Best Classical Instrumental Solo. In addition to her classical chops, she’s also an accomplished fiddler and includes Appalachian and bluegrass music in her programs. She comes to the Community School of Music and Arts to perform a concert including pieces by John Corigliano, Bela Bartok, Fritz Kreisler and Eugene Ysaye, plus original works.

May 23, 7:30 p.m., Tateuchi Hall, Community School of Music and Arts, 230 San Antonio Circle, Mountain View; free; [arts4all.org](http://arts4all.org).

## Babak Daneshvar

Composer, musician and educator Babak Daneshvar specializes in traditional Persian music, mastering the barbat (similar to an oud) and santour. He and his trio (including Behnam Daneshvar on tonbak and Mehrpouya Daneshvar on clarinet) come to Meyhouse Palo Alto this week. Born in Tehran, Babak Daneshvar has dedicated his career to preserving traditional Persian music and composing original works, and has traveled the globe performing, teaching and collaborating with fellow artists.

May 23, 6:30 p.m. and 8:30 p.m. shows, Meyhouse Palo Alto, 640 Emerson St.; \$70; [meyhousejazz.com](http://meyhousejazz.com).

## Bayer Ballet’s 20th Anniversary Spring Gala

Bayer Ballet, founded in 2005 by Inna Bayer, is a dance academy offering the Vaganova method of classical ballet with rigorous and artistic instruction for all ages and levels. The company is celebrating its 20th anniversary with a gala, featuring performances by its upper division dancers and special guests including excerpts from the ballets “Paquita” and “La Bayadère.”

May 24, 1 and 7 p.m., Mountain View Center for the Performing Arts, 500 Castro St., Mountain View; \$37-\$58; [tickets.mvcpa.com](http://tickets.mvcpa.com)

# Food & Drink

## Customizable creations

### A San Bruno home-based business makes freshly baked goods everyone can sink their teeth into

By Edwina Dueñas

A San Bruno home bakery is whipping up treats for everyone at the table to enjoy, including ones that are vegan, gluten-free or diabetic-friendly. Founded by Veronica Jones, Nina's Home Bakery offers customizable baked goods boasting nostalgic flavors.

Jones has been baking since 2009 and operates Nina's Home Bakery part time along with her full-time job in education. Named after her 4-year-old daughter, Nina, the bakery currently offers a menu of banana bread, lemon blueberry glaze loaf and banana bread cookies. Each treat is made to order fresh using organic ingredients whenever possible. Despite the compact menu, Jones prides herself in catering to different flavor preferences to meet people's needs.

"Customers can make any variation to their order that they like," she said. "So for the banana bread they can add walnuts or chocolate chips for example, and have their order just as they want it."

What's more, Jones can customize recipes to any dietary restrictions or food allergies customers may have. Nina's

Home Bakery offers vegan and gluten-free options for everything on the menu. Baked goods for those with diabetes and high cholesterol are also in the works. Jones wants to make her items as accessible as possible and is personally driven to tailor ingredients to dietary needs both at home and through her business.

"My daughter's father's side has celiac disease, so I will always make gluten-free desserts for (my family)," Jones said. "For all of my gluten-free desserts I use a premium gluten-free flour. For my vegan customers, I use a butter alternative that is plant-based and I add an extra banana to substitute for the egg."

June will mark one year since Jones launched her business, and it has grown organically and largely by word of mouth. In fact, Jones founded the business on the strength of her boss' and co-workers' recommendations that she should sell the baked treats she would bring to work. Nextdoor was one of the first platforms where Jones advertised her goods to the neighborhood.

As business grew, one of her customers suggested she join Yelp to increase her reach on the Peninsula. This led to an invite to a large-scale Yelp event



Magali Gauthier

Veronica Jones, owner of Nina's Home Bakery, scoops out banana bread cookies onto a baking tray in her home kitchen in San Bruno on May 19.

in Redwood City showcasing local businesses, and from there, the local Yelp community manager encouraged her to start an Instagram account to build an audience.

Jones continues to do all marketing, shopping, inventory and delivery on her own. Customers can place an order through email or text, and Jones works with them to arrange a time to pick up their order at her home.

A newcomer to the Peninsula, Jones is based in San Bruno and offers delivery between South San Francisco and Palo Alto.

Nearly a year into business, Jones is heartened by the

response she has received from her customers.

"My passion (for Nina's Home Bakery) comes from curiosity and therapeutic time in the kitchen baking and cooking," Jones said. "The best part for me is the customer's reaction and feedback to my desserts that I provide."

Jones's goal is to continue her home-based business as a side passion. She has applied to sell at local farmers markets and is brainstorming new menu items, such as lemon-glazed blueberry muffins and an applesauce loaf with caramel sauce that's reminiscent of caramel apples. Jones is excited to expand Nina's

Home Bakery's footprint on the Peninsula and offer a welcoming experience to those craving a baked good of any kind.

"I want customers (to know) they can reach out to me and receive a customized dessert straight from Nina's Home Bakery," Jones said. "No matter their dietary preferences or allergies, customers can still indulge in delicious mouthwatering home-baked goods." ■

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Nina's Home Bakery, Instagram: @ninas\_homebakery.



Magali Gauthier

Veronica Jones, owner of Nina's Home Bakery, stirs sugar and banana together while making her banana bread cookies in her home kitchen in San Bruno on May 19.



Magali Gauthier

Freshly baked banana bread cookies as made by Nina's Home Bakery owner Veronica Jones in San Bruno on May 19.

# Clark's Oyster Bar opens in Menlo Park

The Texas-founded chain offers fresh fish, martinis and housemade sourdough bread

By Adrienne Mitchel

**D**owntown Menlo Park's newest restaurant tastes like a fish market and looks like the interior of a yacht meets a 1950s diner.

The menu at Clark's Oyster Bar, which opened April 22, features 10 varieties of oysters, rotating catches of the day and housemade sourdough bread. The floor is made of rustic warm-toned Saltillo tile, the booths and walls are paneled with white and pastel green shiplap wood and the 34-seat bar features polished mahogany wood with gold accents. The servers wear black bow ties and white button ups, specials are displayed on marquee boards, and there's a 200-gallon saltwater aquarium.

"I think what's pretty unique about Clark's is we're not a fish market, but we're almost treating the fish like that," said Clark's Oyster Bar co-founder

Larry McGuire. "We're buying whole fish often direct from fishermen and just serving it really simply."

Founded by McGuire and Tom Moorman in 2012 in a neighborhood in Austin, Texas, called Clarksville, Clark's Oyster Bar was inspired by San Francisco seafood institution Swan Oyster Depot.

"What I loved about (Swan Oyster Depot) was Anchor Steam beer on tap, big bowls of chowder and then this crudo plate," McGuire said, which inspired Clark's signature crudo plate (\$26), featuring thinly sliced fresh fish, wasabi and lemon vinaigrette, capers, red onions and chives.

"But it's just more the neighborhood convivial nature of a fish market-slash-restaurant, I think, is what we were really drawn to," he said.

While Clark's has since expanded to five restaurants,

with two more in the works, some menu items have stayed since Day 1, including the wood-grilled shrimp toast with pea tendrils, shaved celery and harissa aioli (\$27). An homage to shrimp dumplings found at dim sum houses, the shrimp toast features a shrimp puree slathered onto housemade sourdough bread, McGuire said.

"I think that's a really exemplary dish of what Clark's does, which is taking a simple, handmade fresh ingredient, like our sourdough, and then elevating it through a creative process," he said.

While Clark's focuses primarily on seafood, McGuire said the goal is to be a neighborhood restaurant where guests would want to dine multiple times a week. As such, non-seafood options are available, including chicken breast paillard, oak-grilled prime 10-ounce New York strip and pan-roasted black Angus hamburger (\$26-\$64).

"We have this great hamburger that's probably either the best-selling thing or in the top two at every location," McGuire said. "So we always want to be accessible and turn it into a neighborhood hub."

Menu items unique to the Menlo Park location include chilled Castroville artichoke with remoulade and mustard vinaigrette, the Dungeness crab Louie and the Dungeness crab and oysters Rockefeller (\$19-\$34). While all Clark's locations have linguini with clams on the menu, Menlo Park's features an heirloom tomato arrabiata sauce (\$38).

Clark's offers happy hour Monday to Friday from 3-5 p.m.,



Justin Cook

The ambiance at Clark's Oyster Bar in Menlo Park gives a nautical 1950s Americana feel.

featuring half-priced hamburgers and martini specials.

"I think the best way to dine at Clark's is to have a dozen oysters, martinis and then a hamburger," McGuire said.

The bar menu features seven varieties of martinis (\$19-\$22), including Bond's Vesper, made with Ford's gin and vodka and Tempus Fugit Kina l'aero d'or, an aperitif wine made with cinchona bark, orange peel and wormwood. Other cocktails (\$16-\$19) include a daily mule, dubbed the "Menlo Mule," and a Santa Cruz Ave. Sour, made with cognac, rum, lemon-ginger cordial, pineapple, lemon and lime. The wine list features vintages from Monterey County, Napa, Sonoma and the Santa Cruz Mountains.

Clark's Oyster Bar replaces Ann's Coffee Shop, which

closed in 2021 after 75 years. Clark's is the latest in a string of upscale restaurants opening soon in Menlo Park. Two restaurants from owners with Michelin cred are opening along Santa Cruz Avenue: Cafe Vivant, specializing in heritage breed chicken and wine, and Yeobo, Darling, focusing on Korean and Taiwanese flavors. Along El Camino, Ren Omakase, the latest project from Sunny Noah, plans to open later this month. ■

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Clark's Oyster Bar, 780 Santa Cruz Ave., Menlo Park; Instagram: @clarksoysterbar. Open Sunday to Thursday from 11:30 a.m. to 9 p.m. and Friday and Saturday from 11:30 a.m. to 10 p.m.



Justin Cook

Lobster roll with lemon aioli, Bibb lettuce and drawn butter, served with hand-cut Clark's fries with rosemary at Clark's Oyster Bar in Menlo Park.



Justin Cook

The outdoor patio at Clark's Oyster Bar in Menlo Park.



Justin Cook

Plateau de fruits de mer with oysters, prawns and lobster at Clark's Oyster Bar in Menlo Park.



# Seller's Bill of Rights



At DeLeon Realty, we believe sellers deserve better. Better marketing, better support, and better results, without any Realtor® games or hidden agendas. Further, sellers should not be coerced or persuaded to offer their homes only to buyers represented by that listing brokerage (where they would get double commission) – whether in advance of all the other interested buyers or instead of them.

This *Seller's Bill of Rights* lays out what you can expect from us, in plain terms. These aren't nice-to-haves or vague promises. They're real, concrete commitments we make to every seller with whom we work.

## I. The Right to Fair Representation

DeLeon Realty will never accept commission from both sides of any transaction. We will also provide and fully compensate a qualified agent to represent any unrepresented buyers on DeLeon listings at no cost to the buyer OR the seller.

## II. The Right to Legal and Tax Guidance

DeLeon sellers will have access to a licensed California attorney to address any legal issues or tax questions related to the sale of their home, free of charge.

## III. The Right to Industry-Leading Marketing

DeLeon sellers will receive more marketing and better marketing than any other comparable property on the market (excluding other DeLeon listings).

## IV. The Right to Maximum Exposure

All DeLeon listings will be featured on the MLS, Zillow, Redfin, and other top platforms, unless the seller opts for an unrecommended off-market strategy with full understanding that it will likely yield a lower price due to reduced exposure and competition.

## V. The Right to Print and Digital Visibility

Your home will appear in at least one newspaper advertisement every week it's on the market and will include a custom video, 3D tour, and professional photography, all featured on a dedicated micro website specific to your home.

## VI. The Right to Guided Preparation

Every DeLeon seller benefits from access to an experienced interior designer and handyman to oversee the home preparation process, including selecting a stager whose vision aligns with the property and marketing strategy.

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DeLeon sellers will never pay for staging – ever.

## VIII. The Right to Covered Inspections

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## IX. The Right to Flexibility

Listing agreements automatically expire 39 days after the home goes live on the MLS, unless the seller chooses to extend. We believe listing agents should have to earn that extension.

## X. The Right to a Team That Works for You

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---

If you are thinking of listing your home, meet with Michael Repka to learn how a recent court case and massive settlement has brought down the cost to sell a home.

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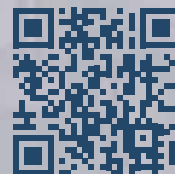
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