



# NEWS

## IN & AROUND POSITANO

Fall/Winter 2009

*As we look to the future with optimism, we can assure you that we will continue to work hard to provide quality and earth-friendly homes in the Bay Area.*

### **A MESSAGE FROM BRADDOCK & LOGAN, YOUR HOMEBUILDER**

As we enter the fourth quarter of the year, we continue to sell, build and develop new communities, encouraged by the slow but positive trends in the economy and by our confidence in a long-term view of business. Under the heading of positive news, we have several items we are happy to share with you:

The California State Senate honored one of our recently completed communities, Paulson Lane, by awarding a certificate of recognition for the housing design award it received from the Walnut Creek Action for Beauty Council. The independent resident-operated Council, in existence for over 40 years, chose Paulson Lane as one of the best-completed projects Walnut Creek has to offer. District 3 Contra Costa County Supervisor Mary Nejedly Piepho also honored Paulson Lane for preserving the aesthetics and charm of Walnut Creek. According to Action for Beauty Council member Terry Camp, the awards sustain the perception "... of what a beautifully planned city Walnut Creek is. By keeping the program going it does hold people to a higher standard."

As a Braddock & Logan homeowner, you probably know that we are builders of Energy Star® certified homes as well as members of Build-it-Green™, a non-profit organization whose mission is to promote healthy, energy and resource efficient building practices in California. Just a few examples of our environmentally conscious, sustainable building practices include recycling or reusing at least 50% of our building waste materials, installing low water use landscaping, and installing air conditioning systems that use environmentally responsible refrigerant. What you may not know is that we are the builder with the most Build-it Green qualified communities in the program. Additionally, we are developing our own "Green Standards" program called ECO+ that stands for Environmentally Conscious Ownership+. Soon our models will have ECO+ symbols to call attention to environmental and energy-saving features that add extra value, comfort and quality.

As we look to the future with optimism, we can assure you that we will continue to work hard to provide quality and earth-friendly homes in the Bay Area. We are glad that you have chosen to live in a Braddock & Logan community.



BRADDOCK & LOGAN HOMES  
Known for lasting value since 1947

## FALLON SPORTS PARK — EXCITING SIGNS OF PROGRESS

As summer draws to a close, work continues to progress at Fallon Sports Park. Since April, a significant amount of work has been completed including all of the rough grading and a good portion of the underground work — drainage, sewer, potable water and electrical.

More exciting to the casual observer are seeing the above-ground project components such as the pedestrian bridge, fence posts/backstops for the little league and softball fields and BMX course. In addition, the outfield turf areas of the little league and softball fields are taking shape in preparation for a fall seeding. At this time, the project is on schedule and is anticipated to be open to the public Summer 2010.

## A WARM WELCOME TO THE NEWEST NEIGHBORS

More and more homeowners continue to move into Positano, bringing the neighborhoods of Cantara and Salerno to life. At Cantara, 25 homeowners have now moved in and the final closings needed to complete the community will be taking place soon. At Salerno, the model homes have been sold and 23 new residents have arrived to call Positano home.

Welcome to the neighborhood from all of us at Braddock & Logan!

## NOW OPEN! MARANELLO AT POSITANO

The newest neighborhood in Positano is Maranello, a collection of four new home designs ranging from a gracious single story plan to a traditional two-story home that can be expanded to include six bedrooms. A wealth of architectural styles is available — French Country, Italianate, Tuscan, Spanish and Cottage — expressed in warm stucco with rich stone or lap siding accents.

The model homes are now open and ready for touring. If you're curious what the new neighborhood looks like or if you may have a friend or family member that would like to live at Positano, we encourage you to stop by the sales office and take a first-hand look at the new homes.

## POSITANO TO WELCOME KB HOMES

We want to welcome a new builder to the Positano neighborhood: KB Homes. They will be building 40 homes ranging in size from approximately 1757-2297 sq. ft. Watch for their model homes along Cantara Drive.

## EXCITING ADULT LEARNING OPPORTUNITIES

Keeping ourselves fit includes keeping our minds active as well. Here are several convenient and fun ways in the local area to continue your education and life long learning:

### ■ California State University East Bay

Perfect for people whose schedule or location prohibits them from coming to campus regularly, CSU East Bay offers dozens of courses, certificates and degree programs that can be completed entirely online.

Visit: [www.ce.cuseastbay.edu/courses/distance\\_learning](http://www.ce.cuseastbay.edu/courses/distance_learning)

### ■ Osher Lifelong Learning Institute (OLLI)

Designed for “mature learners” (50+) in Alameda and Contra Costa counties with programs offered in Concord, Danville, Hayward, Lafayette, Oakland and Walnut Creek. Enjoy low-cost, exciting and challenging lectures, courses and field trips in the sciences, social sciences, arts and humanities, all presented by CSU East Bay emeritus faculty and other distinguished educators.

Visit [www.ce.csueastbay.edu/courses/OLLI](http://www.ce.csueastbay.edu/courses/OLLI)

### ■ Los Positas College serves the Tri-Valley communities of Livermore, Pleasanton and Dublin. Their Career Education & Training programs can help individuals looking to make a career change and many classes are offered on a flexible schedule. Both Online and Hybrid (a combination of online and in-classroom instruction) courses are also available.

For more information: [www.laspositascollege.edu](http://www.laspositascollege.edu)

## SEASONAL HOMECARE: GET READY FOR COOL, WET WEATHER

Although it may seem hard to imagine when early October in California can still be as warm as July, cooler weather is coming. Getting ready for the change in seasons is a smart way to keep your new home looking good and to protect your most valuable investment.

### FALL /WINTER SEASONAL TASKS

- **Furnace:** Do a trial run on your furnace early in the fall. This way, if your furnace needs maintenance, you will have time to service it before cold weather sets in. Change the filter on the heater(s) and clean the vents.
- **Windows and Doors:** Keep window weep holes free of dirt and debris and lubricate as necessary. Keep sliding door tracks free of dirt and debris and treat with a wax-based furniture polish. Make sure all exterior doors and windows are properly sealed at the doorjamb and sill plates with waterproof silicone. Also check all door and window weather stripping and caulking for tight seals or cracks and gaps.

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- **Fireplace:** Inspect your fireplace and damper for proper operation before use each year.
- **Exteriors:** Hot summer sun may have damaged exterior caulking; check and replace as needed. Fences, decks and gates also take a beating during the summer months. Inspect and repaint, refinish, reseal or repair as needed; lubricate gate hardware to protect from rust.
- **Gutters:** Remove all leaves and twigs from your gutters and down spouts before the rainy season starts to prevent drainage problems.
- **Lawns & Gardens:** Fertilize with winter mix. Plant bulbs for spring flowers and add color with cool weather annuals like pansies or cyclamen.
- **Air conditioning:** Call a professional to winterize your air conditioner. This will add years to its life and it will be ready for spring.

## EVENTS OF INTEREST

### CITY SPONSORED EVENTS

Here is a brief selection of events sponsored by the City of Dublin. For a complete list go to [www.ci.dublin.ca.us](http://www.ci.dublin.ca.us) and click on recreation/events:

11/8	HOMETOWN HEROES CELEBRATION 1:30 – 3:30	Senior Center
11/13	MIDDLE SCHOOL DANCE 7:30 – 10:30	Shannon Community Center
12/3	TREE LIGHTING 7:00 – 8:00	Dublin Civic Center
12/5	FAMILY HOLIDAY WORKSHOP 2:00 – 4:00	Heritage Center
12/12	BREAKFAST WITH SANTA (time TBD)	Shannon Community Center

### ALAMEDA COUNTY FAIRGROUNDS

Here is a brief selection of events scheduled at the Fairgrounds; for a complete list, go to [www.alamedacountyfair.com](http://www.alamedacountyfair.com)

10/2 – 10/31	MOORE'S PUMPKIN PATCH	<a href="http://www.moorepumpkinpatch.com">www.moorepumpkinpatch.com</a>
10/2 – 10/4	CAPITAL SHOWCASE HOME & GARDEN SHOW	<a href="http://www.capitalshowcase.com">www.capitalshowcase.com</a>
10/17 – 10/20	DEL VALLE DOG SHOW	<a href="http://www.dvdc.org">www.dvdc.org</a>
10/23 – 10/25	NORTHERN CALIFORNIA FALL GOLF SHOW	<a href="http://www.norcalgolfshow.com">www.norcalgolfshow.com</a>
11/6 – 11/8	HULA FESTIVAL OF N. CALIFORNIA	<a href="http://www.kumuhulaassociation.com">www.kumuhulaassociation.com</a>
11/14 – 11/15	GOODGUYS 20TH AUTUMN GET TOGETHER – Over 3,000 All American cars & trucks; vendors, Cars 4 Sale Corral, Model Car Show & Kid's Alley & more.	<a href="http://www.good-guys.com">www.good-guys.com</a>
11/20 – 11/22	COUNTRY FOLK ART CRAFT SHOW – Paid Admission. Shop for home, holidays & gifts. For details, hours:	<a href="http://www.countryfolkart.com">www.countryfolkart.com</a>
11/28 – 11/29	GREAT TRAIN EXPO – Model Railroad show	<a href="http://www.greattrainexpo.com">www.greattrainexpo.com</a>
11/27 – 12/21	MOORE'S CHRISTMAS TREE LOT	<a href="http://www.moorepumpkinpatch.com">www.moorepumpkinpatch.com</a>

### MORE THINGS TO DO IN THE TRI-VALLEY AREA

12/5	HOLIDAY SIGHTS & SOUNDS PARADE & TREE LIGHTING – 6PM	Livermore, CA
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