


greet LAFAYETTE

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DAN HOROWITZ AND HIS TEAM OF ATTORNEYS:

Daniel Horowitz - Trial Attorney, Television Legal Commentator, Real Estate Broker, RIA, Physician Defense

Thomas Kensok - Former Chief Assistant District Attorney

Oksana Tsykova - Immigration lawyer fluent in Russian

Molly Northrup, MBA - Business Consultation, Expert Witness, Legal Services for Lawyers in Lafayette
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DH
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Dear Lafayette,

Greet Lafayette is more than just a community magazine — we're a platform where residents, community members, and local businesses come together to share stories and celebrate what makes Lafayette special. We partner with organizations throughout town to highlight heartwarming stories and showcase the collaborative spirit that defines our community.

Our mission is simple: to reflect Lafayette's wonderful character and connect the people who live here with the outstanding businesses that serve us. Please join us!

Wishing everyone a joyful and safe summer.

Your Greet Lafayette Team
Lafayette@n2co.com
GreetLafayette@n2co.com



Tony Trowbridge and his team at Mindful Construction, scores of Acalanes High School student volunteers and parents, Greet Lafayette, and others brought joy and comfort to the Noroozi family after their beloved Amin died in a tragic accident. We'll be sharing this heartfelt story in the August issue.

YOUR GREET LAFAYETTE CONTRIBUTORS AND TEAM

Thank you to everyone who made this special issue possible!



Cheryl Noll
Community
Foundation
of Lafayette



Cheri Facer &
Gwen Helvey
Learning &
Education



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Pets With
Personality



Stephanie
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Senior Living



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2025
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We all have our stories. To share yours, please email us yours at Lafayette@n2co.com.



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Lafayette
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JULY
MAYOR'S
MUSING

LAFAYETTE ON KTVU ZIP TRIPS! Lafayette's journey to being featured on KTVU's Zip Trips began back in spring 2023, when Thomas Myers with the City of Lafayette and Sara Regan with the Lafayette Chamber of Commerce submitted our first application. While we weren't selected that year, we received an encouraging note from morning anchor Gasia Mikaelian, who urged us to try again.

In 2024, with renewed energy and collaboration between the City and the Chamber, we reapplied. We were thrilled to learn in September that Lafayette made the final shortlist of cities under consideration.

From there, the Chamber and City shared the voting link with our networks — and the community responded with enthusiasm! We're incredibly grateful to members like RÊVE Bistro and others who promoted the voting campaign to their customers and clients. Residents across Lafayette stepped up to cast their votes and encourage others to do the same.

Following the announcement, the Chamber and Suzanne Iarla from the City worked together to compile a comprehensive list of Lafayette highlights to showcase our unique charm — local businesses, community spirit, natural beauty, and more that we shared with the KTVU team.

Thanks to this powerful team effort, Lafayette was selected not only to be featured — but to kick off the 2025 Zip Trips season as the premiere episode, which aired Friday, May 23.

Go to ktvu.com/shows/zip-trips, and click on Lafayette!

Warmly, Your Mayor

Susan

Please let me know if you have suggestions for future topics for the Mayor's column at scandell@lovelafayette.org.

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GREET WINE & BUSINESS ROUND TABLES

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43 Years of “TONS OF FUN” with Mrs. Facer

BY GWEN HELVEY, HAPPY VALLEY ELEMENTARY

Happy Valley Elementary will feel a little different when doors open for the 2025-2026 school year. Students, staff, and families will be missing newly retired first-grade teacher Mrs. Cheri Facer, who has been an integral part of the neighborhood school for 43 years.

Mrs. Facer is a legend in her own right. She loves her students fiercely and advocates for them like no other. She sees each child for who they are and honors their unique talents and abilities, focusing on what each child is, rather than what they are not. Mrs. Facer creates a calm and nurturing space where children can learn without pressure or angst. No one is better at supporting lifelong skills than Mrs. Facer. She helps her students judge whether a problem is “thick” or “thin.” She empowers them to manage their own learning and take responsibility for their personal choices.

Students who graduate from Mrs. Facer’s class gain membership in a lifelong club. Many keep in touch with their favorite teacher, stopping by Room 8 for a visit, years or even decades after first grade. Mrs. Facer’s face lights up when she talks about the lives and accomplishments of her former students.

Cheri is known for sharing nuggets of wisdom with all in her midst. Many parents come away from Back-to-School Night with tips not only on how to be a better parent but also how to be a better life partner. “Today is a good day” is a mantra often repeated by Mrs. Facer. She has a gift for reminding families



Mrs. Facer shares a story with her last group of first graders. Photo by Craig Isaacs, BlueGoo Photography

My mom always said, “Be generous with your love and laughter.”

—CHERI FACER



Cheri Facer with Danielle Boone (left), Julia Rock, and Gwen Helvey outside her classroom at Happy Valley. Photo by Craig Isaacs, BlueGoo Photography



Cheri holds her “43 Years of Tons of Fun” retirement t-shirt.

to value what is most important — each other — and never take their time together for granted. Her wealth of knowledge extends to every staff meeting and gathering. Even in the most difficult times, Cheri keeps perspective on what truly matters: the people in one’s life. If you know Cheri, you know to cherish people, first and foremost.

“First grade is tons of fun” are words Mrs. Facer lives by. If you’re lucky enough to step into Room 8, you’ll find that calming breaths, dance parties, yoga poses, playtime, personal creativity, and delightful art are all sprinkled throughout the school day. While she’s passionate about manipulating numbers, reading and reciting poems, and daily journal writing, learning with Mrs. Facer happens quietly, organically, and in the most magical way. Whatever Mrs. Facer does, she does with warmth, love, and tons of fun.

As Cheri steps away from the classroom, she looks forward to spending her newfound time swimming laps at the pool, catching the latest movies, traveling with her dear husband Hans (they recently celebrated 48 years!), visiting their daughter and son-in-law, and reconnecting with cherished friends.

Special thanks to Realtor Ashley Battersby for sponsoring our Learning & Education section.

Do you have a Learning & Education story to share? Email us at lafayette@n2co.com.



Mrs. Facer during her early years at Happy Valley.

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PUPPY LOVE

Rosie the Bernedoodle

When the Govans surprised their three kids with news of a puppy, it unleashed pure joy. Fast forward a few months, and Rosie, their mini Bernedoodle, has fully joined the pack!

PHOTO PROVIDED

What made you decide to get a puppy? Our oldest son had been begging us to get a dog around the same time our friends got a puppy. We decided to surprise the kids with a picture of the mom and dad dog — along with an announcement that their puppy would be born in February.

How did you find Rosie, and when did she come home? Our friend recently brought home a puppy we really liked, so we chose to go with the same breeder. We brought Rosie home at 8 weeks old. Those first two weeks were like having a newborn baby!

Why a Bernedoodle, and how big will she get? We decided on a mini Bernedoodle for its size, coloring, and non-shedding nature. We also liked how smart and trainable they are, and how great they are for families. She could weigh 35-55 pounds, but our guess is right in the middle at 45.

How did you choose her name? This is probably my favorite story. Our middle son picked the name and said her full name is Rosabelle, but we only use it when she's in trouble. Rooosabelle!!

Any favorite toys or funny habits? Her favorite toy is a crinkly bunny the Easter Bunny brought. She's very smart and has figured out how to open doors with her paws if they are unlocked!

What's been the trickiest part of having a puppy? Definitely teaching her not to nip or potty in the house, especially with three small children running around.

What's your favorite thing about Rosie so far? The kids have really enjoyed training her, and we've been surprised at how quickly she learned the commands, "sit," "down," and "leave it." They want to teach her how to "shake" next!

Special thanks to RecycleSmart, a valuable resource for residential recycling information, for sponsoring our Pets with Personality section.

Do you have a Pet in your life that you'd like to celebrate? Email us at lafayette@n2co.com.

Navigating Housing and Care Decisions Together: A Guide for Families

Making decisions about housing and care as loved ones age is one of life's most emotionally complex conversations. Approaching these topics with love, patience, and open communication can lead to solutions that honor everyone's values.

BY STEPHANIE EUKEL

START WITH PATIENCE AND UNDERSTANDING

Recognize that this is a major life transition filled with complex emotions for everyone involved. Whether you're the spouse or the adult child worried about your loved one's physical and emotional safety, or the loved one facing potential changes, you may all experience grief, guilt, and resistance — and that's completely normal.



INCLUDE EVERYONE IN THE DECISION-MAKING PROCESS

Rather than making choices about someone, or having decisions made for them, involve all family members as much as possible. Maintaining a voice in these decisions helps preserve autonomy and dignity, which are crucial for emotional well-being, while ensuring choices truly reflect values and preferences.

FOCUS ON SAFETY AND COMMUNITY

While practical concerns matter, remember that the goal is finding a place where dignity can be maintained while gaining safety and social connections. Minimizing fall risks is all-important. As an example, one way Aegis Living keeps individuals safe is by utilizing an innovative AI-powered fall risk-reduction technology that provides an extra layer of protection. With a focus on community, it may be important to prioritize the location to keep loved ones near longtime friends and family, while choosing a community that offers activities aligned with their interests and values.

ANTICIPATE FUTURE NEEDS AND CONSIDERATIONS

Aging is different for every person, and needs can change over time. Selecting an option that provides a spectrum of care can promote peace of mind and potentially avoid multiple moves as needs evolve.

PRESERVE FAMILIARITY AND INDEPENDENCE

Help ensure that familiar objects, important relationships, and independence are maintained in any new environment.

These connections to life history and personal identity remain important regardless of where your loved one lives.

MAINTAIN A POSITIVE OUTLOOK WHILE ACKNOWLEDGING THE DIFFICULTY

It's okay that this feels hard for everyone involved. Family members may initially feel unhappy, anxious, or guilty. Remember that these difficult feelings can coexist with making a loving decision for well-being.

GIVE IT TIME

Whether your loved one is adapting to a new living situation or you're watching them navigate changes, families need time to adapt to this significant transition. Be patient with the process and with each other.

Whether your family chooses to support aging in place with adaptations or selects a community like Aegis Living Moraga that provides living options from light assisted living to memory care, the key is to be patient, ask questions, and find a solution that honors dignity while ensuring safety. The most important thing is that this decision is made together, with love and respect for everyone's feelings and needs.

We're here to help. Reach out to Stephanie at Aegis Living Moraga to ask questions and explore different options. Stephanie.Eukel@aegisliving.com, 925-377-7900

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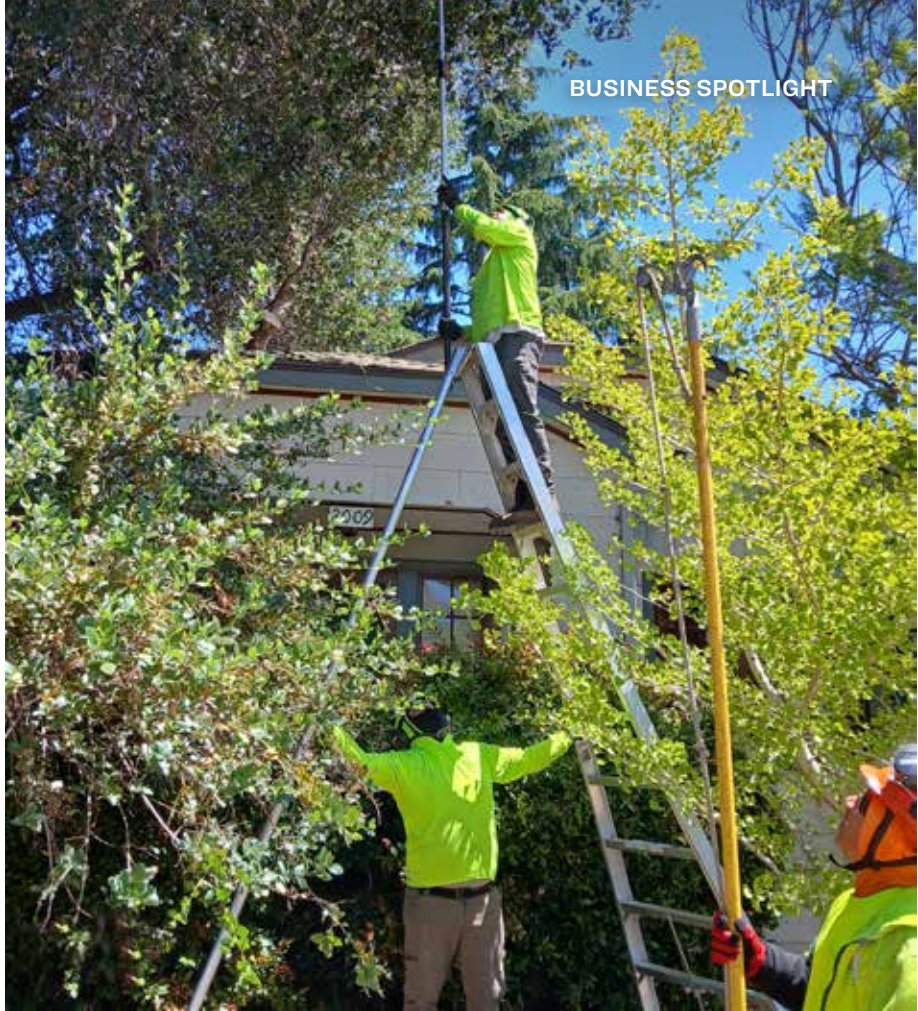
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— KAT TOUPS, MD, PONDEROSA CLIENT AND LAFAYETTE HOMEOWNER

Ponderosa Tree Service

PHOTOS PROVIDED

Lafayette's natural beauty is rooted in its trees — and keeping them healthy takes care, expertise, and a local touch. That's where Ponderosa Tree Service comes in.

Founded in 1971 by Rich Ford, Ponderosa was built on a foundation of knowledge and respect for the East Bay landscape. In 1991, Michael Veneziano, who had worked alongside Rich, purchased the business, bringing with him a strong background in horticulture and arboriculture. Since then, Michael has grown Ponderosa into a trusted name in science-based tree care, valued for its consistency, thoughtful service, and the kind of relationships that keep homeowners coming back year after year.

Ponderosa offers a full range of tree care including aesthetic and structural pruning, large tree removal, view restoration, fire safety compliance, and arborist consulting. Plus, a specialty not many think to ask for: neighbor

relations. When trees are on or near property lines, the team often acts as a neutral party, helping navigate conversations and find solutions that leave everyone feeling heard.

The Ponderosa team also helps homeowners better understand their trees, especially as the seasons change. From valley oaks and coast live oaks to California buckeyes and bay laurels, Lafayette is home to a variety of native species, each with its own needs. Even trees in the same neighborhood can face different challenges based on light, slope, or soil. All tree care is led by ISA Certified Arborists with advanced training in disease and pest management. Each tree is evaluated based on its specific environment and conditions.

Michael explains that the science behind tree care has evolved significantly in the past decade. "Some practices that were passed down for generations have turned out to be

ineffective or even harmful," he says. "That's why we stay current with arboricultural research so we can give our clients the most informed and effective care possible."

With more than 50 years of experience, Ponderosa is proud to be Lafayette's trusted partner in helping care for the trees that define the community.



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1200 Estates Drive	\$5,299,000	\$5,300,000	8	5	5	4837	0.92
878 Santa Maria Way	\$3,495,000	\$3,950,000	10	4	4.5	3112	1.20
3957 Happy Valley Road	\$3,150,000	\$3,610,000	2	4	3	3440	1.13
18 The Nines	\$2,995,000	\$2,950,000	57	5	5.5	3727	0.57
3532 Eagle Point Road	\$2,695,000	\$2,910,000	12	4	3.5	2972	3.70
620 Burton Drive	\$2,850,000	\$2,775,000	14	4	3	2729	0.30
3131 Mars Court	\$2,485,000	\$2,655,000	4	5	3	3112	0.53
1226 Monticello Road	\$2,495,000	\$2,550,000	8	4	4	2529	1.44
3275 Withers Avenue	\$2,250,000	\$2,400,000	8	4	2.5	2680	0.45
23 Julie Highlands Court	\$2,395,000	\$2,325,000	34	4	3.5	3813	0.31
3520 Silver Springs Road	\$1,795,000	\$2,275,000	7	3	2	1594	0.51
1247 Sunrise Ridge Drive	\$2,295,000	\$2,275,000	24	4	3.5	3813	0.27
3350 Woodview Drive	\$2,250,000	\$2,250,000	51	5	4	3512	0.50
608 Huntleigh Drive	\$2,095,000	\$2,200,000	7	5	3	2602	0.25
966 3rd Street	\$1,650,000	\$1,955,000	7	3	2	1845	0.23
3356 N Lucille	\$1,875,000	\$1,950,000	0	4	3	2080	0.32
970 2nd Street	\$1,650,000	\$1,850,000	8	3	3	1731	0.32
474 Florence Drive	\$1,700,000	\$1,800,000	10	5	2	2241	0.24
3123 Indian Way	\$1,999,000	\$1,800,000	54	4	2.5	3458	0.67
617 Huntleigh Drive	\$1,795,000	\$1,795,000	29	4	2	2011	0.25
3471 Monroe Avenue	\$1,595,000	\$1,701,000	8	3	2	1322	0.15
3403 Sweet Drive	\$1,695,000	\$1,695,000	8	3	2.5	1762	0.34
3621 Cerrito Court	\$1,795,000	\$1,678,750	13	4	2.5	2993	0.51
3525 Boyer Circle	\$1,595,000	\$1,650,000	17	3	2	1704	0.25
1061 Laurel Drive	\$1,799,000	\$1,650,000	13	3	2.5	2711	0.25
3273 Wooded Creek Lane	\$1,598,000	\$1,598,000	28	3	2	1727	0.22
597 Michael Lane	\$1,475,000	\$1,525,000	9	3	2	1468	0.26

Information compiled from MLS on 5/28/2025



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The Community Foundation of Lafayette's 2025 Excellence Grants Recipients!

THOUGHTFUL STEWARDSHIP & STRATEGIC GRANTS for Maximum Community Impact

In a world where communities often feel fragmented, the Community Foundation of Lafayette (CFL) serves as the connective thread—bringing together residents, nonprofits, businesses, and leaders to strengthen the fabric of our community.

CHERYL NOLL, PRESIDENT OF THE COMMUNITY FOUNDATION OF LAFAYETTE, PHOTO BY ANHTUAN HONG

CHAMPIONING THE GRASSROOTS

At CFL's core lies a commitment to grantmaking that prioritizes impact over size. Each year, the Foundation distributes Excellence Grants, often to small, local nonprofits that may lack access to major funding sources but are essential to our community's well-being. These grants do more than offer financial support; they validate and amplify the work of grassroots organizations doing vital community work.

BEYOND TRADITIONAL PHILANTHROPY

While grantmaking remains central to CFL's mission, the Foundation's influence extends far beyond traditional funding. Through initiatives like Lafayette Community Day, CFL creates opportunities for residents to connect through volunteerism and celebration. The Senior Symposium provides crucial resources for older adults and their caregivers. With early seed funding from the Community Foundation, Lamorinda Village was launched to support aging-in-place. Today, it continues to help seniors live independently and remain active in the community.

The Foundation's support of The Park Theater Trust demonstrates its commitment to preserving Lafayette's cultural heritage, while its backing of All Ages Downtown (AARD) shows forward-thinking investment in recreational opportunities that serve residents of every generation.

BUILDING TOMORROW'S COMMUNITY TODAY

Perhaps most importantly, this primarily volunteer-run organization operates as a behind-the-scenes force with profound impact, working closely with the City of Lafayette and Lafayette Chamber of Commerce to advance community-driven work and create meaningful volunteer opportunities that connect residents to causes that matter. The Community Foundation of Lafayette empowers organizations and individuals to create positive change, with every donor, sponsor, and business partner contributing to building a more vibrant, resilient, and connected Lafayette—one relationship, one grant, and one cause at a time.



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A volunteer unloads bananas from the refrigerated van donated by Lamorinda Sunrise Rotary and partners.



Eloise Palley, daughter of WPE board member Liz Eraker Palley, collects surplus food from Burton Valley Elementary.

WHITE PONY EXPRESS: REDUCING FOOD WASTE, NOURISHING COMMUNITIES

PHOTOS PROVIDED

Here in Lafayette and across Contra Costa County, good food — fresh produce, baked goods, even prepared meals — is too often thrown away at the end of the day. White Pony Express (WPE) is working to change that, rescuing excess food and delivering it straight to neighbors in need.

Since its founding in 2013, WPE has become a vital force in reducing food waste, addressing food insecurity, and promoting sustainability. The volunteer-powered nonprofit collects surplus food

from places many Lafayette residents know well — local grocery stores, restaurants, and schools — and delivers it to shelters, students, and families in need, often on the very same day. In 2024, WPE rescued more than 4.2 million pounds of nutritious food that would have otherwise gone to landfills.

“WPE’s delivered-with-love model connects high-quality surplus to those in need,” says Eve Birge, CEO of White Pony Express. “We are among the most active food recovery organizations in California, providing healthy, curated deliveries to 105 nonprofit partners, rescuing surplus food from 80 local food producers and purveyors, and engaging 1,200 community members in service. This year, we face severe federal funding cuts, but WPE was built to last, and we will not rest until all our neighbors have what they need to survive and thrive!”

To expand its reach, WPE launched the Food Rescue Hero Initiative, an app-based program that allows local businesses to quickly signal when they have extra food to donate. Volunteers using the app receive a notification and can ‘claim a run’ as their schedules allow, embodying local heroism by connecting good food to hungry people, all in the span of one hour! In 2024, WPE recovered 535,000 meals through this innovative initiative, and plans are

underway to scale it further to meet the need for food across the county.

“My family recently volunteered using the Food Rescue App, finding an easy way to help by picking up surplus food from Burton Valley Elementary and delivering it to WPE for donation to local nonprofits,” says Liz Eraker Palley, a WPE board member and Lafayette resident. “It’s truly inspiring to support their impactful work. Not only are they combating food waste and ensuring our neighbors have access to nutritious food, they’re also creating meaningful opportunities for all of us to serve our community.”

To learn about volunteering or to make a donation, visit whiteponyexpress.org.

Special thanks to Electrify My Home for sponsoring our new Sustainability In Lafayette section.

Do you have a Sustainability story to share? Email us at lafayette@n2co.com.



In 2024, WPE rescued more than 4.2 million pounds of nutritious food that would have otherwise gone to landfills.



Community members pick up fresh food provided by White Pony Express.

“White Pony Express is not only combating food waste and ensuring our neighbors have access to nutritious food, they’re also creating opportunities to serve our community.”

—LIZ ERAKER PALLEY, BOARD MEMBER AND LAFAYETTE RESIDENT



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Kelly with students in Ghana during her 2018 study abroad program.

Kelly Jean Gilson’s Global Spirit Lives On

PHOTOS PROVIDED

IN A SMALL VILLAGE in Ghana, a new K–8 school recently opened — and it carries a name that means a lot to the Gilson family. The Kelly Jean Gilson School was named in honor of Kelly Gilson, who was raised in Lafayette and had a heart for service from a young age. While studying international relations at the College of Charleston, she participated in a study abroad program in Ghana in 2018, working closely with faculty from the college and the Medical University of South Carolina. During her time there, she formed connections with students and communities and made a lasting impression.

Even while navigating health challenges following an injury, Kelly remained deeply committed to both her education and her humanitarian work. Before her passing in 2021 at age 26, she had already volunteered in seven countries across four continents, including Nicaragua, Honduras, Lebanon, Cambodia, and Ghana. At home, she gave her time to the Bay Area Crisis Nursery and partnered with her father, Mike, to help design a memorial outside the Lafayette Veterans Memorial Center. The monument honors 26 Contra Costa County service members lost since 9/11 — a project especially meaningful to Mike, a U.S. Air Force veteran.

Kelly often spoke about how fortunate she felt to grow up in Lafayette and saw it as her responsibility to help others who didn’t have the same advantages. “She truly lived her values,” say her parents, Mike and Cathy, who hope to visit the school to see firsthand how their daughter’s spirit endures.

Kelly’s legacy continues not only through the school in Ghana but also through the Kelly Jean Gilson Memorial Endowed Scholarship at the College of Charleston. The fund supports study abroad opportunities for students who share Kelly’s passion for international travel and service.



The Dedication ceremony for the new Kelly Jean Gilson School, April 2025.

Special thanks to Realtor Brian Rochford of Rochford Real Estate for sponsoring our Student Life section.



Graduating seniors walk the halls of Happy Valley — a heartwarming tradition celebrated at all district elementary schools.

CELEBRATING GROWTH, GRATITUDE, AND NEW BEGINNINGS: End-of-Year Traditions Across the District

PHOTOS PROVIDED

As the school year winds down, campuses across the Lafayette School District are filled with joy, reflection, and meaningful traditions that celebrate the incredible growth of our students — from our youngest learners to those about to graduate from high school and move on to new adventures.

At the Lafayette School District’s Early Intervention Preschool, families gathered to honor a major milestone: preschool graduation. Our youngest students beamed with pride as they sang songs, received certificates, and posed for photos with their teachers. For many, this marks the first of many graduations — and a powerful reminder of the importance of early learning.

The EI team reflected on the day: “As a special education early childhood team, we have the sweet privilege to work with our youngest, most impacted students and their families. During our year-end celebration, we include families by bringing them into our circle time setting. Our celebration strives to create community and belonging for our students and families.”

Meanwhile, each of our district’s elementary campuses was abuzz with energy as graduating high school seniors returned for their Graduation Walkthroughs. Dressed in their caps and gowns, these former students were met with cheers, applause, and signs from younger students and former teachers.

Parent Michele Colaco shared that “it was so special for these seniors to return to their elementary schools and reconnect with teachers and classmates. My son and his friends got to meet Mrs. Fisher’s third grade class where the kids asked questions about their time at Happy Valley and what they are doing next year. It was really special!” The hallway clap-out tradition is a full-circle moment that reminds everyone of the journey from kindergarten to senior year.

Another fun tradition happened at Burton Valley, where fifth grade students took part in their annual Gratitude Walk, delivering handwritten thank-you notes to teachers and staff who made a difference in their elementary school experience. While fifth graders walked through the halls, each class of Bobcats stood outside and applauded in celebration of their hard work. The event was simple but deeply moving, as students paused to express appreciation before heading off to middle school. Principal Meredith Dolley shared that “the event is such a symbol of community, as our youngest Bobcats get to say thank you to these fifth grade leaders; for they have left our school better than when they came.”

These various end-of-year traditions highlight what makes our district special: strong relationships, a commitment to growth at every stage, and a deep sense of community. As we close out the year, we celebrate not just academic achievements, but the connections and memories that make school truly meaningful.

SHARP BICYCLE

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A photograph of three children wearing helmets and riding bicycles on a paved path. One child is on a red bike, another on a green bike, and a third on a blue bike.

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A photograph of Brian Rochford, a man in a black shirt and dark pants, standing in front of a house with a large front door and a potted plant.

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To see more photos, go to
lafayettecommunityday.org.



Random Nature



City project (photo provided)



A family of pickers!



Stella & Grace, AARD enthusiasts!



LCD committee members, Karen
(co-chair) & Suzy



Kathy & Ann (2025 Citizen of
the Year!)



Ford, Sideboard Lafayette & Karen



Niroop, City Manager playing on
the green



Youth Homes project



The Safety & Sustainability Station, sponsored
by MCE with subject experts (provided photo)



Cheryl, Michele & Patrick



Sara, Chamber; Susan, Mayor & LCD committee member; Christine, LCD
committee co-chair; & Rhonda, Community Foundation of Lafayette



Old Betsy & friends



Sarah, PG&E



Police Chief Williams
& Nico Tzikas, Rancho
Cantina (photo provided)



Nearly 2,000 pounds of food
collected! (photo provided)

A special thank you to Realtors Stella Tsakonas and Stephanie Mull
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Lamorinda Village project (photo provided)



Republic Services & Lafayette Litterati project (photo provided)

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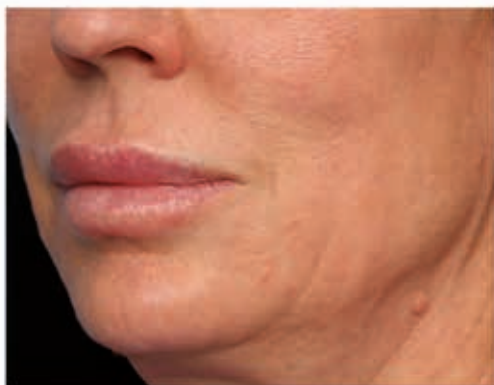
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