

The Woodlands

Keeping You Informed For 50 Years

February 2017

#NorthgateUNCAPPED - An Alternate Perspective of the NUSD Movement

By Natalie Ivankovich

Hello Friends and Neighbors-

As many of you know the parent group, Northgate CAPS, has been circulating a petition for our neighborhood to sign to support Walnut Creek schools' secession from MDUSD.

My intent in writing this is to give you another perspective so that you can be fully informed about some serious problems that can happen if our community secedes from MDUSD. I understand this has been a very divisive issue in our community but feel I would regret not speaking out since I believe secession from MDUSD would be a misstep.

Northgate CAPS has been going door to door stating that MDUSD is "too big" and that the proposed NUSD would provide "better schools for students and teachers" with promises of smaller class sizes, more challenging curriculum, and better pay for teachers. At first glance it does seem like smaller sounds better but there are major issues that will arise if we secede from MDUSD and "go small."

First: Funding- Where will we get the money?

In the state of California, school districts are funded based on a number of criteria. One of them is size. School funding is based on how many students a district serves. As a result, large districts are financially rewarded for their size. Through its Local Control Funding Formula, the state also allocates more money to districts that have higher percentages of English-learners, foster youth and students living in poverty.

(Continued on Pg. 6)



Woodlands Speeding

Speeding traffic in our neighborhood has been a concern for many of our residents since the Woodlands was developed. Our wide and straight streets make it easy to lose track of exactly how fast you're actually travelling in a car. Many of our neighbors have been enthusiastic in their attempts over the years to get those that are a little impatient to obey the speed limit when cruising down our streets. Past initiatives have included organizing rolling roadblocks to curb speeding traffic during high traffic times and petitioning the city to eliminate the right turn onto Treat Boulevard from Citrus Avenue to prevent commuters from using the Woodlands as a shortcut. Efforts to make drivers aware of and curb their speeding continue today.

Last month, a new radar speed indicator sign was placed on Peachwillow Avenue and is visible in advance of Valle Verde Elementary when approaching from Oak Grove Road. It's a great deterrent for speeding traffic, and is the culmination of over a year of effort by Woodlands Board members, neighborhood residents, the Valle Verde PTA, the Walnut Creek Police Department, and Walnut Creek Traffic Engineers.

(Continued on Pg. 3)



In This Issue...

Alternate Perspective	1
Woodlands Speeding	1
NUSD Survey	3
School News	4
Cabana Club	5
A Teacher's Perspective	8
Recipe: Blueberry Muffins	9
Advertiser Contents	10

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Who to Contact?

The Woodlands Association receives some emails and questions about many issues that are best resolved by contacting the following agencies directly. The following is a reference guide:

Walnut Creek Code Enforcement, 925-256-3508 or 925-943-5863

The Code Enforcement Division of the Community Development Department is responsible for enforcing provisions of the Walnut Creek Municipal Code involving quality of life and neighborhood quality issues. http://www.walnut-creek.org/citygov/depts/cd/nuisance_abatement_n_code_enforcement.asp

Walnut Creek Police Department, 925-943-5844

<http://www.walnut-creek.org/citygov/depts/police/default.asp>
To report a suspicious circumstance, call 925-935-6400

Oversized Vehicle Reporting, Sandy Mulligan: Parking Lead Services Officer, 925-943-5874

Contra Costa Mosquito and Vector Control District (Pests and Insect Issues), 925-771-6196
http://www.contracostamosquito.com/programs_services_index.htm

Contra Costa Water District, 925-688-8000

Water conservation, information, gardening resources, moneysaving tips. <http://www.ccwater.com>

Allied Waste Services of Contra Costa County, 925-603-1144

<http://www.pleasanthillbayshoredisposal.com>

Valley Waste Management (recycling and yard waste service): 925-935-8900

Canal Maintenance, 925-313-2235

The canal is part of the Contra Costa County Flood Control and Water Conservation District Maintained by the Public Works Department

Graffiti Reporting: City of Walnut Creek, 925-943-5854

Contra Costa County Animal Control, 925-335-8300

After business hours, contact the Walnut Creek Police through Dispatch Center at 925-935-6400. <http://www.co.contra-costa.ca.us/index.aspx?NID=59>

Street Maintenance: 925-943-5854



Woodlands Association Board of Directors

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Interns: Ryan Park & Alissa Johnson

Upcoming Board Meetings

8:00 - 9:00 a.m.
Saturday, February 4th
Saturday, March 4th

at Denica's,
2280 Oak Grove Road,
Walnut Creek
(in Citrus Marketplace)

Woodlands residents
are encouraged to
attend board meetings.

Speeding *(Continued from Pg. 1)*

Over the last year, work has also progressed with the city to help address other traffic safety issues that have been raised by the community, including:

- The existing crosswalk on Peachwillow Lane at Wintergreen was enhanced with high visibility yellow thermoplastic striping
- Four existing school crossing signs on Peachwillow were updated with the new school crossing signs
- Two existing crosswalks on Citrus Ave at Dogwood Lane were enhanced with high visibility yellow thermoplastic striping
- Two new stop legends were refreshed on Citrus Avenue at Dogwood Lane
- Two new school crossing signs were installed on Citrus Avenue between Conifer Lane and Candleberry Lane
- Three new school crossing signs were installed on Dogwood Drive from Citrus Avenue to the back of Valle Verde Elementary School

Another effort to spread awareness was the temporary installation of a speed trailer on Perada Drive near Torrey Pine Court to register the speed of drivers coming down Perada, as well as one on Peachwillow. Based upon the results of this activity, the Walnut Creek Police Department increased traffic patrols to help curb speeders, which resulted in a number of speeding citations being issued.

Speeding traffic will never be completely eliminated, but the Woodlands Board continues to work with Walnut Creek resources and our neighbors to help make this community a safe place in which to live, work, and play. More voices are always helpful, so in addition to reaching out to the board when speeding is noticed, communicating concerns with both the WCPD and the city Traffic Engineers will help get these issues more quickly addressed. They can be reached at:

City Traffic Engineer: Rafat Raie, P.E. Phone: (925) 256-3529 Email: raie@walnut-creek.org
Walnut Creek Police Department (non-emergency) Phone: (925) 943-5844

No formal application has been made to the city of Walnut Creek, and as part of the process, the board of the Woodlands Association would appreciate questions and feedback from residents of the area, with future steps likely to include a community meeting. One aspect the city takes into account is the feedback of local residents.

After meeting with the intermediary twice, it seems to make sense to gather information from the community to better understand the views of the Woodlands. Feedback can be provided at woodlandsassociation@gmail.com.

This proposal is still in its preliminary stages and is likely to change based on feedback from a variety of stakeholders, including residents of the Woodlands. We will continue to provide information to the neighborhood via the newsletter as well as through other channels including the Woodlands Association's Facebook page as well as NextDoor.



Northgate Unified School District Survey

The Woodlands Association wants to know what you think about the ongoing effort to have the County and State review the request for a new Northgate Unified School District.

Reminder: Northgate Unified School District Survey

The Woodlands Association wants to know what you think about the ongoing effort to have the County and State review the request for a new Northgate Unified School District.

The survey will be open through February 13. To take the survey, please type the following

URL into your browser <https://www.surveymonkey.com/r/3QKBBNK>; this will take you to the SurveyMonkey survey where you can provide your input.

SCHOOL NEWS

VALLE VERDE ELEMENTARY SCHOOL

February

- 1 Paver orders due
- 6 Kindergarten Readiness Meeting
- 7 Kindergarten Registration Day
- 9 Valle Verde Science Fair
- 16 Valle Verde Spelling Bee

FOOTHILL MIDDLE SCHOOL



February

- 2 Leadership Field Trip & Loaves and Fishes
- 3 Walnut Acres 5th Graders Visiting at 1pm
- 6 Basketball Game Foothill vs Riverview (3:30pm-5:30pm)
- 8 PE Dance in the MU (7:00pm-9:00pm)
- 9 PE Dance in the MU
- 13 NO SCHOOL ~ Teacher-in-Service-Day
- 15 PFA Meeting ~ Library (7:00pm-9:00pm)
- 20 NO SCHOOL ~ Presidents' Day
- 23 MDUSD Honor Orchestra Concert - DVC
- 24 Coffee with Dave
- 27 Basketball Game Foothill vs Oak Grove (3:30pm-5:30pm)
- 28 Site Council Meeting (2:45pm-4:00pm)

NORTHGATE HIGH SCHOOL



February

- 1 5pm Boys Junior Varsity Soccer at Clayton Valley
- 5pm Clayton Valley Charter High School at Girls Junior Varsity Soccer
- 6pm Varsity Wrestling at DAL Dual - College Park
- 7pm Boys Varsity Soccer at Clayton Valley
- 7pm Clayton Valley Charter High Sc at Clayton Valley

2 [Tentative] 8th Grade Parent Information Night

- 3 10:15am Varsity Wrestling at MSJ - Varsity Tournament
- 3pm Home Basketball - V
- 4pm Boys Freshman Basketball at College Park High School
- 4pm Girls Junior Varsity Basketball at College Park High School
- 5pm Campolindo at Boys Junior Varsity Soccer
- 5:30pm Boys Junior Varsity Basketball at College Park High School
- 7pm Campolindo at Boys Varsity Soccer
- 7pm College Park High School at Boys Varsity Basketball
- 7pm Girls Varsity Soccer at Berean Christian High School

- 4 9am Varsity Wrestling at JV - NCS Championships
- 9am Varsity Wrestling at MSJ - Varsity Tournament
- 12pm Acalanes at Boys Frosh/Soph Soccer

- 7 8:30am President's Council
- 3pm Home Basketball
- 4pm Campolindo High School at Boys Freshman Basketball
- 4pm Campolindo High School at Girls Junior Varsity Basketball
- 5:30pm Campolindo High School at Boys Junior Varsity Basketball
- 7pm NCMB Meeting - NHS
- 7pm Boys Varsity Basketball at Campolindo

- 8 8:15am PFC Executive Committee Meeting
- 3:30pm Las Lomas at Boys Frosh/Soph Soccer
- 5pm Girls Junior Varsity Soccer at Concord High School
- 5pm Las Lomas at Boys Junior Varsity Soccer
- 7pm Girls Varsity Soccer at Concord High School
- 7pm Las Lomas at Boys Varsity Soccer

- 9 Athletic Booster Meeting (Library)
- [Tentative] 9th-11th Grade Parent Information Night

- 10 11am Homestead Orchestra Festival
- 3pm Home Basketball - V
- 3pm Varsity Wrestling at NCS Girls Championships
- 3:30pm Boys Frosh/Soph Soccer at Ygnacio Valley
- 4pm Boys Freshman Basketball at Las Lomas High School
- 4pm Girls Junior Varsity Basketball at Las Lomas High School
- 5pm Boys Junior Varsity Soccer at Ygnacio Valley
- 5pm Ygnacio Valley High School at Girls Junior Varsity Soccer
- 5:30pm Boys Junior Varsity Basketball at Las Lomas High School
- 7pm Boys Varsity Soccer at Ygnacio Valley
- 7pm Las Lomas High School at Boys Varsity Basketball
- 7pm Ygnacio Valley High School at Girls Varsity Soccer

- 11 6am El Cerrito Jazz Festival
- 9am Varsity Wrestling at NCS Dual Meet Championships
- 9am Varsity Wrestling at NCS Girls Championship

- 12 CCC Honors Jazz Band Auditions

- 13 Teacher In-Service Day - No Students

This Month at the Cabana Club

By: Joanne Wathen
marketing@woodlandscabanaclub.org

The Woodlands Cabana Club is gearing up for its 55th season and there is lots of news.

Opening Day

Opening Day is Saturday, May 13th, 2017. Hopefully the weather will be more cooperative than it was last year so that we can host our annual Opening Day B-B-Q from 12-6 pm. This is an excellent opportunity to introduce perspective members to the club and get a referral credit towards next year's dues. Thanks to We Are Woodlands and a generous contribution from WST, the lawns were redone over the winter, so come check it out.

Maintenance Day

As existing members already know, you can earn a \$100 credit towards your yearly dues by participating in maintenance days. The first maintenance day is scheduled for Sunday, March 5th, from 9 am to 1 pm. Look for a sign-up genius from the Cabana Club in your email to participate. We also need skilled labor for special projects all year long, so please let us know if you have plumbing, electrical, framing/construction or yard maintenance skills and are willing to lend a helping hand. (email: maintenance@woodlandscabanaclub.org)

Employment Opportunity

The Cabana Club is in need of qualified lifeguards. Interested applicants should contact Kristen McNulty at: president@woodlandscabanaclub.org.

Spring Break

The Cabana Club will be opened for Spring Break 2017 (April 3-7, 2017) weather permitting.

WST News

Woodlands Swim Team (aka. WST) is holding a registration day and b-b-q at the Cabana Club on March 12th from 1:00-3:00 pm. So, mark those calendars! WST registration day is also a great opportunity to introduce prospective members to WST and the Cabana Club.

Important dates:

Mon. 3/13 – WST Swim Clinics begin

Mon. 4/10 - 2017 Swim Season Begins

Sat. 6/10 - Summer club hours begin (12-8 pm)

Tue. 7/4 – Annual 4th of July Celebration

School News *(Continued from Pg. 4)*

14 3pm Home Basketball

4pm Acalanes High School at Boys Freshman Basketball

4pm Acalanes High School at Girls Junior Varsity Basketball

5:30pm Acalanes High School at Boys Junior Varsity Basketball

7pm NIMB Board Meeting

7pm Boys Varsity Basketball at Acalanes

15 Grad Night Planning Committee

16 7pm PFC General Meeting

7pm [Tentative] AP information Night

17 3pm Home Basketball - V

4pm Boys Freshman Basketball at Miramonte High School

4pm Girls Junior Varsity Basketball at Miramonte High School

5:30pm Boys Junior Varsity Basketball at Miramonte High School

7pm Miramonte High School at Boys Varsity

18 Varsity Wrestling at DAL Championship Tournament

21 NCS Basketball - Times/Location TBD

22 NCS Basketball - Times/Location TBD

23 [Tentative] Northgate High School Open House
MDUSD Honor Orchestra Concert

24 Varsity Wrestling at NCS Championships
NCS Basketball - Times/Location TBD

27 [Tentative] WASC Visit

28 [Tentative] WASC Visit

Alternate Perspective *(Continued from Pg. 1)*

If managed well, a larger district is more cost-effective than a small one, according to a 2013 report by the Center for American Progress, a progressive think tank.

MDUSD receives a lot of money from the state based on this criteria. That is all money that goes to Valle Verde, Walnut Acres, Bancroft, Foothill, and Northgate- not just the lower performing schools in MDUSD. The new Northgate School District would not qualify for as much state money based on its small size and demographics.

So where will the money come from? The answer is us. To create a school district, like the one proposed by Northgate CAPS, there will need to be significant community and parent giving. For example, in our neighboring school districts the following ANNUAL community/parent giving is as follows:

Lafayette Partners in Education: \$2.8 million raised
\$800 ask per student

Highlights: Last year, the LPIE awarded \$1.35 million to K-5 schools, \$700,000 to Stanley Middle School, and \$750,000 Acalanes High School (which funded 18 class sections)

Moraga Educational Foundation: \$2 million raised

\$1200 ask per student (TK-8)
\$750 ask per High School student

Highlights: Last year, the MEF awarded \$525, 000 to Joaquin Moraga Middle School which funded (among other programs and personnel) 11 sections of electives, reading and writing programs, teacher's aides, and STEM material and equipment

Educational Foundation of Orinda: \$1.6 million raised

\$650 ask per student (although many families give more)

Highlights: \$700,000 total elementary funding (175,000 per school), \$400,000 awarded to Orinda Intermediate School, \$535,000 awarded to Miramonte High School

Piedmont Educational Foundation: \$2.8 million raised

\$1538 ask per student

Highlights: Electives, counselors, librarians, professional development funds for educators

Walnut Creek Education Foundation: \$1 million raised

\$400 ask per student/\$800 per family

Highlights: \$472, 048 awarded to Walnut Creek School District Elementary Schools, \$182,920 awarded to Walnut Creek School District Middle Schools, \$259,000 awarded to Las Lomas High School (10 additional core academic sections, mental health intervention specialist, school nurse)

Compare those numbers to the ones raised by our dedicated volunteers at PEAK (Partners for Educational Achievement K-12), the education foundation that serves the six schools in the Northgate feeder pattern. Last year they raised and donated \$30,000 for distribution among the six Northgate feeder schools. According to PEAK's website (<https://sites.google.com/site/peakw...>), "awards to schools were given as a percentage of the number of students at each school." PEAK works hard to fill in the funding gaps that exist in our public schools, but it does not provide the significant funding that the above mentioned educational foundations do.

So what does this mean? The Northgate CAPS narrative that "smaller is better" and that a new Northgate Unified School District would mirror communities like those listed above is misleading and inaccurate. The current monetary contribution request at our Northgate feeder pattern schools per student is significantly lower than what is expected at neighboring districts. Has Northgate CAPS prepared its supporters for a MUCH higher funding expectation to make good on the promises they've made that a new district would look like those listed above? Are supporters prepared for a higher funding request AND a hefty parcel tax? Without both there will likely be a funding gap for the newly created school district that may be worse than if our schools stayed with MDUSD.

What if all of the energy, resources, and hard work being put forth toward the secession movement was, instead, channeled into making PEAK an educational foundation powerhouse? This is something I urge our community to think about.

Second: Better specialized services for our children if we stay with MDUSD.

MDUSD has its own SELPA which stands for "Special Education Local Plan Area" and it is the administrative unit for Special Education. SELPA is responsible for insuring that all services are provided as required by the Individuals with Disabilities Education Act (IDEA), the federal law for Special Education. Why does this matter?

As a result of being big, MDUSD can employ its own experts and specialists. It oversees its own special education program. It has a number of placement options and programs for children with a range of disabilities. It has cutting edge preschools that give students necessary early intervention during critical years that allow them to progress and mainstream by kindergarten. Having successful early intervention saves school districts a lot of money because students with disabilities will not need services their entire school career.



Having a range of placement options and programs for students with disabilities saves the district money because the children will attend programs and receive specialized services within their district and most times in their home schools. Furthermore, MDUSD rarely has to pay for students to attend private costly programs because they are able to meet their student's needs "in house."

If we secede, we will no longer be under MDUSD SELPA. Northgate Unified may be under Contra Costa SELPA that manages 16 other school districts. If you think the bureaucracy is backward and it is hard to get services through MDUSD, that would be nothing compared to dealing with an agency that serves 16 other districts! Successful programs that have been around for 15 years, like the Early Intervention Preschool and Autism Magnet Program at Valle Verde, Foothill Middle School and Northgate High School will disappear because the Northgate school district will not have the funds nor the student population to maintain specialized programs like these. We rely on students outside of the Northgate area to make our special education and general education work!

Even if there were enough students to fill the programs, the teachers who developed, created, and currently teach the programs have confirmed they will remain with MDUSD. Northgate CAPS has promised no program changes but that just isn't true given the fact that special education will be overseen by a totally different agency and taught by totally different teachers! Furthermore, the narrative that Northgate CAPS is perpetuating that MDUSD would "pull their programs" in a disingenuous or retributive manner is FALSE! The programs will leave because the staff and teachers who developed them are MDUSD employees and will proudly remain as such. The programs will also leave because there are not enough students within the Northgate boundary to create comparable programs. Northgate CAPS alternate solution of shipping students out of district within the SELPA area (which is all of Contra Costa County) creates "least restrictive environment" violations and opens the fledgling district to major litigation which affects the solvency of the district and ALL ITS STUDENTS! A vote to secede from MDUSD would be detrimental for all kids with a current and undiagnosed disability.

These are all things I and many of your neighbors hope you consider before you sign the Northgate CAPS petition. Please visit the #NorthgateUNCAPPED Facebook site: <https://www.facebook.com/northgateuncapped> to see what your other community members are saying about the proposed NUSD.

In the alternative, I hope we can take all this community energy and redirect it to improve MDUSD to resolve the issues we know we have versus the unforeseen ones we will endure as fledgling small district. Thank you so much for reading and listening.

Natalie Ivankovich - Community Advisory Committee Member at MDUSD, Parent of a child at Valle Verde Elementary School, and Woodlands Resident

#NorthgateUNCAPPED: A Teacher's Perspective of the NUSD Movement

By Meg Honey, M.A.

I am a teacher and proud alumna of Northgate High School. I attended MDUSD schools from kindergarten through twelfth grade, have coached the Northgate High School swimming and water polo teams, and have proudly spent the last five years at my alma mater as an Advanced Placement United States History teacher. I am also a parent in our district, my daughter attends Valle Verde Elementary, and my son will be enrolled in a few years.

I do NOT support the Northgate CAPS organization and their attempt to break away from the Mount Diablo Unified School District.

Wednesday, December 7th was the first time that CAPS had ever solicited teacher input. I have never been asked for my feedback regarding teacher satisfaction nor have I ever received requests from CAPS representatives to observe my classes or spend a day at Northgate High School. And yet, CAPS continues to push out a narrative about difficult working conditions and unhappy educators.

Northgate CAPS does not speak for me nor does it accurately represent the experience I have had in our district as a student, coach, or teacher. There has not been one day during my tenure as a MDUSD employee that I have ever felt under appreciated by our district. I am fully invested and part of major decision making processes. I have sat on textbook adoption committees, am chairing our school's accreditation process, and have written courses of study for our district. My input is honored at all levels, and I regularly collaborate with MDUSD leadership.

I am deeply troubled by the narrative that CAPS has constructed and I hope others push back against the murky half-truths being articulated. An organization that utilizes a "drive through petition signing process" at a local swim club parking lot does not give me much confidence that they are invested in sharing the vital details of a complex process. I hope that my neighbors ask a lot of questions before signing a petition or displaying a yard sign. How does the proposed district help prepare our students for a diverse, global economy? Will the myriad programs and services currently provided by the Mount Diablo Unified School District still be available for students in the proposed district boundaries? Is this a way to segregate by race or eliminate students with special needs?

I would like to invite my neighbors to spend a day at Northgate High School. You will witness, first hand, how the positive growth our district has seen over the last three years has shaped and supported student life. How our academic programs, clubs, and events are enriched by our diverse and robust student population. And how our college acceptance rates, SAT, and AP scores continue to be stellar.

I am a proud Northgate teacher, a proud Mount Diablo Unified School District employee, and a proud Woodlands resident. My professional practice centers on ACADEMIC EXCELLENCE, SUPPORT FOR ALL LEARNERS, and INCLUSIVITY. I look forward to collaborating with community members to continue the innovative work happening at all of our Mount Diablo Unified schools.

Meg Honey, M.A.

- Teacher, Northgate High School

-Lecturer, Kalmanovitz School of Education: Saint Mary's College of California

-Valle Verde Elementary School Parent

-Woodlands Resident

Please visit the #NorthgateUNCAPPED Facebook site: <https://www.facebook.com/northgateuncapped>

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For more information, contact:
woodlandswalnutcreek@gmail.com

Blueberry Muffins with a hint of Lemon

by Colleen O'Donnell

These muffins are a welcome break from winter with the bright fruit flavor of blueberries and lemon. Most blueberry muffins only use granulated sugar and all-purpose flour (which you can use here) but the addition of a little whole wheat flour and dark brown sugar add a nice richness. If using frozen blueberries, keep them frozen right up until you mix them in to the batter and fold gently to avoid the batter turning blue.

1 ½ cups all-purpose flour
½ cup whole wheat flour
1 teaspoon baking powder
½ teaspoon baking soda
½ cup (1 stick) unsalted butter (at room temperature)
¾ cup granulated sugar
¼ cup dark brown sugar, packed
1 teaspoon kosher salt
2 large eggs, at room temperature
1 ½ teaspoons vanilla extract
Zest of 1 large lemon
½ cup whole milk Greek Yogurt or sour cream, at room temperature
1 ½ cups fresh or frozen blueberries, tossed with 1 tablespoon of flour
¼ cup granulated sugar mixed with 1 tablespoon cinnamon



1. Preheat the oven to 375
2. Line a muffin tin with cupcake liners, or grease and flour liberally
3. In a bowl, whisk together the flours, baking powder, and baking soda until combined.
4. In the bowl of an electric mixer, cream the butter, sugars, salt and lemon zest until light and fluffy—about 3-4 minutes.
5. Add in the eggs one at a time and beat for a minute after each addition.
6. On low, mix in the flour mixture until combined and then add in the yogurt or sour cream until just mixed.
7. Fold in the floured blueberries (this is so they don't sink to the bottom of the muffins) gently.
8. Fill the muffin liners about ¾ way full and sprinkle each with about a teaspoon of the cinnamon sugar mixture—this recipe yields about 16 muffins.
9. Bake for approximately 23-25 minutes or until a skewer inserted in the center comes out clean. Enjoy!

ADVERTISING

Advertiser Contents

1800JUNKSTER	14
AUDREY SLAUGHTER, COLLEGE ADV . . .	22
BELFAST PLUMBING	19
BRUCE LESSER	18
CUB SCOUT - PINWOOD DERBY	17
DAYNA WILSON - REALTOR	16
DIAMOND TERRACE	14
GOLDEN PALM LANDSCAPE	14
KEVIN GREEN - LAWN SERVICE	22
KYLE M. JOHNSTON - ESTATE ATTORNEY . . .	11
MACY MOVERS	12
MARC GRAVES - REALTOR	21, 24
MINUTEMAN PRESS PLEASANT HILL	24
RENEE WAGNER - REALTOR	23, 24
STEVE HANSEN, J. ROCKCLIFF REALTORS .	13
TISH KANAT - REALTOR	15
VALLE VERDE CHILDREN'S CTR	11
WELCOME BUILDING MAINTENANCE	14
YOUR LOCAL HOME REPAIR	20

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Please submit all ads and payments for the next issue by
February 10, 2016

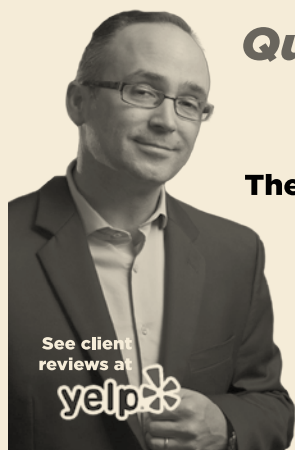
Advertising Rates & Sizes

Please note: the actual sizes below allow for binding/bleed space.
Size = height x width in inches

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- 1/2 Page – 5 x 7.5 - \$55/month
- 1/4 Page – 5 x 3.5 - \$33/month
- 1/4 Page on back cover - \$55/month
- 1/8 Page – 2.5 x 3.5 - \$22/month
- Classified Ads maximum 30 words:
- \$5 Woodlands Residents, \$15 Non-Residents

Submission Guidelines

- Please submit your ad in the actual size/dimensions listed.
- Please email a digital file of your ad to woodlandsassn@yahoo.com. We accept PDF and Microsoft Word documents ONLY.
- Payment is due when you submit your ad. Please pay via www.woodlandsassn.org/advertise/ or make checks payable to “Woodlands Association” and mail to: PO Box 31085, Walnut Creek, CA 94598.



Questions About Wills, Trusts, and Probate?

The answers are right here in your neighborhood.



Kyle M. Johnston
Estate Attorney

Rockridge Northgate
Oakland Walnut Creek
510.527.1880 925.278.6180

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Lisa M. Colindres
1 (925) 421-1120
Playpalpetcare@gmail.com
References available

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VALLE VERDE CHILDREN'S CENTER



- ✦ BEFORE & AFTER SCHOOL CARE
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Did I get your attention with that headline? Unfortunately, no one has the proverbial “crystal ball” to see the future of our local real estate market. I have listened to an awful lot of “experts” lately and have heard predictions with compelling arguments, all over the map. First and foremost, real estate markets are always “hyper local”, meaning that what is happening nationwide, statewide, Bay Area wide, countywide, citywide, and even zip code wide could be vastly different than here in the Woodlands! As I predicted back in early 2016, we have seen incredible price increases and multiple offers over the last year. We have far exceeded the prices of the last peak before the crash of 2008. Here are some factors to consider in attempting to predict the market for 2017: The new presidential administration, rising interest rates, home prices increasing 40-60% since 2012. In accordance is the fact that most real estate boom markets have changed/corrected after a 5 -7 year cycle, We are right there! Some positive factors: Record low inventory of homes for sale, pent up buyer demand (especially here in The Woodlands), the days of super loose lending standards, which contributed to the last crash are gone. I have noticed both buyers/sellers being a bit apprehensive to make a decision. I think we will have a great real estate market in 2017

- This is one of the best times for sellers because the buyers looking have limited inventory to choose from thus putting them in the driver’s seat.
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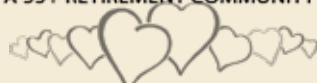
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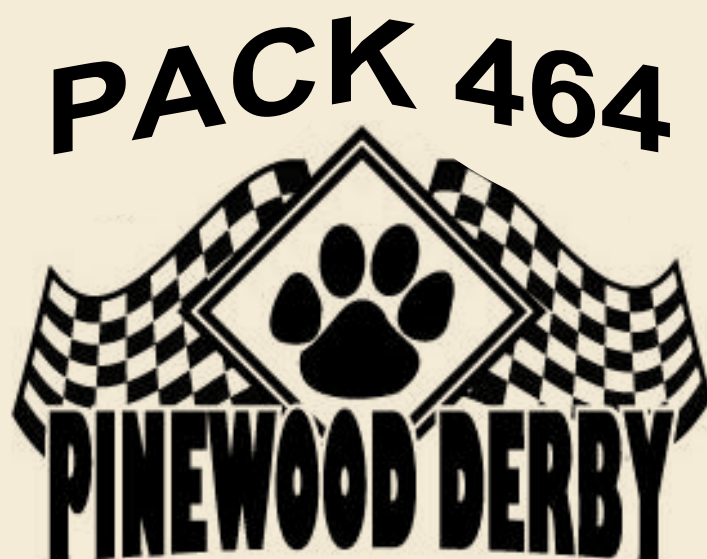
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67 Doug Pezoidt	80 Chris Momsen	92 Sean Horan	04 Chris Coyle
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70 Jim Fleming	83 Tom Rector	95 Adric Alvaro	07 Leo Brajkovich
71 Jim Fleming	84 Clay Rosenthal	96 Joseph Dolan	08 Lucas Liberatore
72 Chris Stefanetti	85 Clay Rosenthal	97 Joseph Dolan	09 Hayden Bird
73 Joe Loyer	86 Marc Andrews	98 David Rendleman	10 Will Nethercutt
74 Mark Loyer	87 Brian Diamond	99 Stephen Roan	11 John Thomas Earle
75 Tony Stefanetti	88 Eric Diamond	00 Stephen Roan	12 Darius Suplica
76 Tony Stefanetti	89 Matt Nowak	01 Colin Horan	13 Darius Suplica
77 Tony Stefanetti	90 Matt Nowak	02 Parker Nelson	14 Nico Roncagliolo
78 Marco McBeth	91 Eric Diamond	03 Parker Nelson	15 Nico Roncagliolo
79 Darin Hassig			16 Nico Roncagliolo

*Pinewood Derby supplies can be found at local craft stores and online. A special "crazy car" division will be held for all past winners, community participants and current scout families...all ages are invited and encouraged to participate!

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