

# The Woodlands

Keeping You Informed For 50 Years

October 2017

## Part I: Q&A with Walnut Creek Chief of Police & Woodlands Resident Tom Chaplin\*

By Jared Asch with assistance from Lt. Joe Donleavy

### 1. What is the Walnut Creek Police Department doing to deter and protect future home invasions and the increase in the number of residential break ins? As residents, what can individuals and the Woodlands Association do?

Home invasion robberies are extremely rare in Walnut Creek – only four in the past decade. Home invasion robberies are almost never random; rather they are targeted on an individual for a variety of reasons to include seeing the victim with money and/or valuables.

Residential burglaries are more common than home invasion robberies, but are still infrequent when compared to other types of crime. We had 121 residential burglaries in 2016, our lowest total in five years.

The best way to deter these types of crimes is to be aware of unusual activity in your neighborhood and to quickly report suspicious goings-on to the Police Department. Through a proactive and collaborative partnership, we can best keep our neighborhoods and community safe. We recommend taking advantage of a variety of deterrents, such as alarm systems, security cameras, locking all doors and windows when not home, motion lighting, removing or trimming foliage around front doors and windows, participating in neighborhood watch programs, and reporting suspicious activity in a timely manner to the Police Department. Double-check your garage door every night to make sure it is closed and notify your neighbors when they accidentally leave theirs open.

We utilize a variety of methods to deter burglaries and identify and arrest those responsible. Officers engage

*(Continued on Pg. 7)*



## Save the Date! Valle Verde's Fall Carnival Is Coming Up!

The Valle Verde Fall Carnival is coming up on Saturday, October 28th. Join in the fun for all ages with a Halloween Costume Contest, Candy Corn Alley, Games, Cupcake Walk, Haunted House, Train Ride and more. Enjoy lunch on campus and lots of sweet treats from 12 p.m. – 4 p.m. This is a major fundraiser for our neighborhood school at 3275 Peachwillow Lane.



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Woodlands Association  
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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](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](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**

### Community Service Day

**Saturday, October 14**

2017 WALNUT CREEK  
**Community Service Day**

7:30 AM • Check-in & Breakfast  
Heather Farm Park  
8:45 AM • Meet at Project Sites  
9:00 AM • Project Work Begins



**Help Valle Verde!**  
Campus Beautification Project

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[www.Walnut-Creek.org/service](http://www.Walnut-Creek.org/service)  
or call 256-3505



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Jennifer Zotti ~ *Newsletter Distribution Manager*  
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Ryan Park ~ *Intern*

## Upcoming Board Meetings

**8:00 - 9:00 a.m.**  
**Saturday, October 7<sup>th</sup>**  
**Saturday, November 4<sup>th</sup>**

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

Woodlands residents are encouraged to attend board meetings.

## It's Haunting Time Again!

By Todd McNeil

I've loved Halloween since I was a kid. I'd spend so much time figuring out the right costume to wear, and either help my mom make the costume, or when I got older, making it myself. And when the day finally came around, running around the neighborhood filling up a pillowcase with candy, and comparing the decorations of each of the houses: which one had the best pumpkins, which one had the best candy, which one was the scariest. When we got older, we'd occasionally play a harmless trick on some of our neighbors. We wouldn't do anything destructive (no eggs, no flaming bag of dog poo, no toilet paper), but it was still a ton of fun. Regardless of how old we were, at the end of the night, my friends and I would all sit down and enjoy the time-honored ritual of the candy exchange, where we'd barter, bargain, and trade for the loot that each of us liked best.



Maybe I'm still a kid at heart (even though I can't eat as much candy), but my excitement for this day is still strong. I want to have the house that's so scary and creepy that it's a childhood Halloween rite of passage to make it to the front door unescorted. One of the first things I did when I bought my home in the Woodlands was to start planning out how I was going to decorate for Halloween, even before I had kids. Every year, I'd try to add something new to my decorations and make the house a little more scary, a little more creepy, or a little more funny. A significant portion of my garage is dedicated to Halloween prop storage, and it takes a bit of time to set it all up. But it's all worth it when the kids make it to the front door and yell "Trick or Treat!"



My wife and I are a Halloween-loving family. I love planning our yard haunt, and I try to make it a mix of creepiness and humor. My wife loves planning out our costumes, and it's always a theme. Over the last few years, we've done the Hipster Horror family, the DC Superheroes, and the Death family. This enthusiasm for the holiday has rubbed off on my daughter. A few days after the 4th of July holiday, she wants to start planning our Halloween haunt, and work with me to figure out new props and new costumes. I'm OK with that.

The Woodlands is a great neighborhood to celebrate Halloween, with our wide streets and well lighted sidewalks, welcoming neighbors, and lots and lots of kids. And plenty of parents are getting into the fun, too. I'm constantly amazed at some of the well decorated houses in the neighborhood. Much like during the Christmas season, we roam the streets looking at all of the decorated houses, comparing them all, and noting which ones have the best pumpkins, and which ones are the scariest.

Halloween is a special holiday. The way we celebrate Halloween is as much a celebration of our neighborhood as anything else. What other holiday allows kids (and their parents) to run around freely, meet old (and new) friends, knock on neighbors' doors, say "Hi", and briefly enjoy some friendly hospitality? There's really no other day like it.

So scatter some gravestones around your front yard. Hang spider webs (preferably with spiders) around your house. Make that scarecrow...scary. Stock up on the candy loot for the kids (and the discerning adult.) And most of all, have fun! It's a great holiday, and a great season.

If you are planning a yard haunt, let us know about it at [woodlandswalnutcreek@gmail.com](mailto:woodlandswalnutcreek@gmail.com) , or post on our Facebook site at <https://www.facebook.com/WoodlandsAssn> .

Have a Scary and Fun Halloween!



# SCHOOL NEWS

## Valle Verde Elementary

OCTOBER

6th - 5th Grade Movie Night, 2:45-4:15pm

14th - Community Service Day

27th - Haunted House, 6-9 pm

28th - Valle Verde Fall Carnival and Haunted House, 12-4pm

31st - 5th Grade Baby Photos Due

## FOOTHILL MIDDLE



October 02  
Foothill Intramural Soccer Game- Away Game: Foothill v. Sequoia

October 06  
7th/8th Grade Dance  
MU 7pm-9pm

## NORTHGATE HIGH



Monday, October 2  
Homecoming Week  
Girls JV/Varsity Water Polo at Alhambra High School

Tuesday, October 3  
Homecoming Week  
Girls Varsity Golf at Miramonte High School  
Girls Junior Varsity Tennis at Las Lomas High School  
Las Lomas High School at Girls Varsity Tennis  
Miramonte High School at Girls Freshman/JV/Varsity Volleyball  
NCMB Meeting - NHS  
Fall Concert II

Wednesday, October 4  
Homecoming Week

Girls Freshman Volleyball at Campolindo High School  
Las Lomas High School at Girls Junior Varsity Water Polo  
Girls Junior Varsity Volleyball at Campolindo High School  
Las Lomas High School at Girls/Boys Varsity Water Polo  
Girls Varsity Volleyball at Campolindo High School  
Las Lomas HS (DAL) at Boys Junior Varsity Water Polo

Thursday, October 5  
Homecoming Week  
Acalanes High School at Girls Junior Varsity Tennis  
Campolindo High School at Girls Varsity Golf  
Girls Varsity Tennis at Acalanes High School  
Freshman Football at College Park High School  
Fall Concert III

Friday, October 6  
Homecoming Week  
Homecoming Rally  
College Park High School at Junior Varsity Football  
Justin Siena High School at Girls Varsity Water Polo  
Football Home Game  
Cal HS at Boys JV/Varsity Water Polo  
College Park High School at Varsity Football

Saturday, October 7  
Boys Junior Varsity Water Polo at Sierra JV Tournament (time is TBD)  
East Bay Tournament at Girls Junior Varsity Volleyball (time is TBD)  
Homecoming Dance

Tuesday, October 10  
Campolindo High School at Girls Varsity Tennis  
Girls Junior Varsity Tennis at Campolindo High School  
Las Lomas High School at Girls Varsity Golf  
Girls Freshman Volleyball at Acalanes High School  
Athletic Physicals  
Girls JV/Varsity Volleyball at Acalanes High School  
NIMB Board Meeting

Wednesday, October 11  
Make-Up Picture Day  
Girls JV/Varsity Water Polo at Campolindo High School  
Boys Varsity Water Polo at Campolindo HS (DAL)  
Boys Junior Varsity Water Polo at Campolindo High School

Thursday, October 12  
College Park High School at Girls Junior Varsity Tennis  
Girls Varsity Golf at Campolindo High School  
Girls Varsity Tennis at College Park High School  
College Park High School at Girls Freshman/JV Volleyball  
Ygnacio Valley High School at Freshman Football  
Athletic Booster Meeting

# SCHOOL NEWS

Friday, October 13

Boys Varsity Water Polo at Carmel Varsity Tournament (time is TBD)  
Girls Junior Varsity Tennis at Freedom High School Tournament (time is TBD)  
Girls Varsity Water Polo at Western States Tournament (time is TBD)  
JV/Varsity Football at Ygnacio Valley High School

Saturday, October 14

Boys Varsity Water Polo at Carmel Varsity Tournament (time is TBD)  
Girls Junior Varsity Tennis at Freedom High School Tournament (time is TBD)  
Girls Varsity Water Polo at Western States Tournament (time is TBD)  
Campus Clean-Up Day  
**OKTOBERFEST! For More Information and Tickets go to: <https://nghsorganizations.revtrak.net>**

Tuesday, October 17

Girls Junior Varsity Tennis at Miramonte High School  
Miramonte High School at Girls Varsity Tennis  
Girls Freshman/JV/Varsity Volleyball at Las Lomas High School

Wednesday, October 18

Acalanes High School at Girls JV/Varsity Water Polo  
Acalanes High School at Boys Varsity Water Polo  
Acalanes HS (DAL) at Boys Junior Varsity Water Polo

Thursday, October 19

Girls Varsity Tennis at Las Lomas High School  
Las Lomas High School at Girls Junior Varsity Tennis  
Girls Freshman/JV/Varsity Volleyball at Miramonte High School  
Kennedy High School at Freshman Football  
PFC General Meeting, Library

Friday, October 20

Carondelet High School at Girls JV/Varsity Water Polo (time is TBD)  
Berean Christian High School at JV/Varsity Football

Saturday, October 21

Boys Junior Varsity Water Polo at Shorty JV Invitational (time is TBD)  
Santa Cruz Band Review MB

Sunday, October 22

Boys Junior Varsity Water Polo at Shorty JV Invitational (time is TBD)

Tuesday, October 24

Campolindo High School at Girls Freshman/JV/Varsity

Volleyball

College Park High School at Girls JV/Varsity Water Polo  
College Park HS (Senior Night) at Boys JV/Varsity Water Polo

Thursday, October 26

Girls Varsity Tennis at TBD (time is TBD)  
Acalanes High School at Girls Freshman/JV/Varsity Volleyball  
Freshman Football at Alhambra High School

Friday, October 27

Girls Varsity Tennis at TBD (time is TBD)  
Alhambra High School at JV/Varsity Football  
Football Home Game  
Girls Junior Varsity Water Polo at DFAL JV Tournament

Saturday, October 28

Girls Varsity Tennis at TBD (time is TBD)  
Foothill Band Review  
Girls Junior Varsity Water Polo at DFAL JV Tournament

## This Month at the Cabana Club

by Tatiana King

As we close the summer season at The Woodlands Cabana Club, we look back at an especially HOT summer of swim fun! This summer we welcomed many improvements to the club, such as welcoming new lifeguards, new grass, and a new play structure. We also welcomed back old favorites like our Fourth of July Celebration, peaceful swims in our lap pool, as well as kid fun in the diving pool. We closed the season with a bang at our first annual End-of-Season Concert featuring live music, food truck, and community fun. We were pleased to welcome members (new and old) as well as our broader community to enjoy all the Woodlands has to offer. We look back with pleasant nostalgia on another great season, and thank our members and our community for making Woodlands all it can be!

Please note our fall hours have begun. We are open weekends only from 1:00PM - 6:00PM.

## Pumpkin Scones Recipe

by Colleen O'Donnell

Fall is my absolute favorite time of year. And while pumpkin spice has become a somewhat comical addition to every possible food item, these scones still capture the essence of the warm and cozy feelings of fall for me. The scone itself is soft and tender and not overly sweet. If you like your scones split and toasted with jam, just leave the glaze off or sprinkle with sugar before baking. The glaze adds sweetness and a little extra spice to the top. I hope you enjoy.

2 cups all-purpose flour  
1/3 cup granulated sugar  
1 Tablespoon baking powder  
1/2 teaspoon kosher salt  
1 teaspoon ground cinnamon  
1 teaspoon ground ginger  
1/2 teaspoon nutmeg  
1/4 teaspoon cloves  
8 Tablespoons (1 stick) cold unsalted butter, cubed  
3/4 Cup pumpkin puree (not pumpkin pie filling)  
1 large egg  
3 Tablespoons half and half or whole milk  
2 teaspoons vanilla extract

### Glaze

1 cup powdered sugar  
4 Tablespoons Maple syrup  
1/4 teaspoon ground cinnamon  
1/8 teaspoon nutmeg  
Drizzle of water as needed

1. In a large bowl combine the flour, sugar, baking powder, salt and spices. Whisk to combine.
2. Cut the butter into the flour mixture using two forks, a pastry cutter or your fingers until butter is size of small peas.
3. In a small bowl, combine the pumpkin puree, egg and half and half or milk and vanilla. Mix well.
4. Pour the pumpkin mixture into the flour mixture and stir until just combined, do not over mix.
5. On a well-floured surface, pat the dough until about 1 1/2 inches thick. Using the cutter of your choice—I used a 1 3/4 inch cutter and got 24 mini scones—cut the scones and place on a lined baking sheet.
6. Chill in the refrigerator for about 30 minutes. (At this stage, you can wrap in plastic wrap and refrigerate overnight and bake them off in the morning if having for breakfast.)
7. During that time, preheat oven to 425.
8. Bake the scones for about 12-15 minutes—they should spring back just slightly and be golden brown on the bottom.
9. Remove from oven and cool slightly.
10. Make Glaze- combine all glaze ingredients and whisk until smooth. The texture should be similar to white glue—add a drizzle of water as needed. If it thins too much, just add in a little more powdered sugar.
11. Once the scones are cool enough to handle, dip the top of each in the glaze and set on a rack to cool completely.



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## Update on Taking Action on Speeding in the Woodlands

By Jared Asch & Bill Gilmyers

As noted in last month's newsletter, The Woodlands Association has been in continued discussions with the City of Walnut Creek to determine how to best to address concerns regarding speeding in the neighborhood. Speeding is a difficult issue to address, as Walnut Creek Chief of Police Tom Chaplin notes in the Q&A below. A combination of traffic design, enforcement and community awareness can help, though ultimately there is no solution that will be 100% effective. With this in mind, here is an update on the latest actions on this topic, and the next steps anticipated by the city and the Board. From August 9th-13th the city posted traffic trailers to monitor the speed of passing cars on Citrus and Perada. These trailers displayed the speed of cars on a large lighted board (in one direction), and recorded the speed of cars passing in both directions. The city will evaluate this data, taking note of the number of trips and the percentage of cars driving at least 10 miles an hour over the speed limit. This will allow the city to assess the breadth of the problem.

In addition, the city has deployed traffic enforcement assets to the neighborhood in the last month, to monitor speed and give tickets to violators. You may have seen them around the neighborhood, perhaps working with other drivers as you drove by safely and at the speed limit. The city has a limited number of officers it can deploy, and all of Walnut Creek to cover. The traffic data collected will allow the city to better assess how frequently to deploy its officers to our neighborhood.

On November 16th, representatives from the Woodlands Association Board will attend the meeting of the Transportation Commission. We will express our concerns about speeding in the neighborhood, express our appreciation for previous and ongoing efforts made by the city, and request feedback on how best to collaborate with the city to improve the situation. We recognize this is an important issue for many in the Woodlands, and that there is frustration regarding the issue for some. The Board feels the best way to manage the problem is positive engagement and collaboration with the city.

Look for additional updates in upcoming issues of the Woodlands Newsletter.

### Q&A w Police Chief *(Continued from Pg. 1)*

in high visibility patrols of residential neighborhoods, utilize unmarked vehicles to conduct surveillance when patterns and trends are identified and seek tips from the community via social media. Our detectives also aggressively follow up on leads to track down suspects (no matter where they live) and recover stolen property

#### **2. How can residents, the police, and the city's traffic engineers address speeding on Citrus, Perada and Peachwillow?**

As your question suggests; speeding and traffic congestion is an issue that no one group can solve. First, we want to remind those who live in the area that safe and courteous driving behavior begins with you. Saturated traffic enforcement efforts in response to community speed complaints show that a fair number of the speeders cited actually live in the area. Second, the City's Traffic Engineer has the ability to conduct traffic studies in areas where there are complaints of speed or a higher than normal history of vehicle collisions. The Traffic Engineer has a variety of traffic-calming options available, but those options are often limited by engineering restrictions, funds and prioritization with other problem areas.

Lastly, the Police Department addresses speeding complaints in most areas by doing a few different things:

We have radar trailers available to put out in problem spots. These trailers post driver/vehicle speeds on digital displays and help to reduce the speed through the area. We also use a device we call a "radar rat" that records speed history over a three day period. The data is useful in letting the residents know what the true speed problem is and also gives our officers information on the best time to conduct enforcement. We have used this equipment in the Woodlands in the past.

Enforcement by our officers is an effective means to reduce speeding issues, but sustained enforcement can only be maintained for brief periods before those officers are deployed to other complaint areas. Typical results of saturated enforcement are that speeds drop in an area for a time and then gradually increase if enforcement is allowed to lapse for a significant period of time. We also have a Reckless Driver Letter program wherein we send letters to the registered owners of vehicles that are reported as driving reckless. To report a reckless driver, please call our non-emergency number (925-943-5844) and provide a description and license plate, if possible. This program serves as a preventative tool, as well as an educational tool.

**3. Under new state laws, what should residents know about marijuana? Can we grow it? Smoke it? Sell it? What restrictions are there?** As most people are aware, passage of Prop 64 by the voters legalized recreational marijuana in California. Cities were given authority to regulate certain commercial aspects of legalized marijuana. Marijuana can be grown indoors (six plants per residence) and smoked indoors by residents. The law does not allow for the selling of marijuana by individuals. The City Council has put in place a temporary ban on outdoor growing and retail sales. This ban can be in effect until March of 2019 while the Council studies the issue further. The Council also expanded the prior smoking ordinance to include marijuana.

\*Part II continued in next month's newsletter



# ADVERTISING

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## NEW Advertising Deadline

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

## Advertising Rates & Sizes

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

Full Page – 10 x 7.5 - \$99/month

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

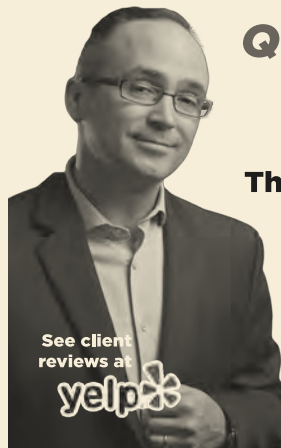
Classified Ads maximum 30 words:

\$5 Woodlands Residents, \$15 Non-Residents

**Prepay for 12 months, get one month Free!**  
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## Submission Guidelines

- Please submit your ad in the actual size/dimensions listed.
- Please email a digital file of your ad to woodlandsasn@yahoo.com. We accept PDF and Microsoft Word documents ONLY.
- Payment is due when you submit your ad. Please pay via www.woodlandsasn.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 Oakland 510.527.1880	Northgate Walnut Creek 925.278.6180
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- Electronic Waste (e-waste)
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- Dirt & Concrete
- Call if your item is not listed...

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- Outdoor Structures
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# *The Annual Woodlands Garage Sale*

*Sunday, October 1, 2017*

*Enjoy the opportunity to meet new neighbors and re-acquaint yourself with old neighbors at the Woodlands Garage Sale !*

*If you would like to participate and did not get a chance to register for the map by the deadline, just open your garage door. There will be lots of buyers driving around the neighborhood.*

*Have A Good Time !*



*David Galindo CRS  
Jan Williams GRI, CRS*

*J. Rockcliff Realtors*

*1700 North Main Street*

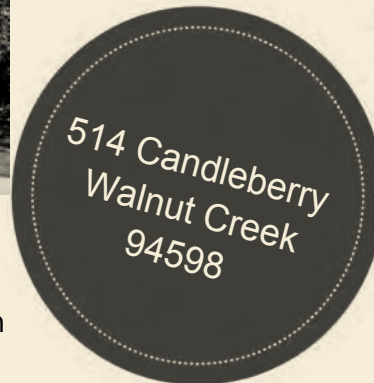
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I ♥  
**REAL  
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Beautiful remodel by Architect Dale Anderson  
Four bedrooms, Two & one half bathrooms  
2,565 sf of living space on a 8,970 sf lot  
Eat-in kitchen boasts cream cabinets, granite counters,  
6 burner Dacor gas range, breakfast bar  
Oak, walnut & wenge hardwood floors  
Gas burning fireplace in living room  
Formal dining room  
Extra large family room with soaring ceilings  
Master suite with spa-like bathroom, walk-in closet  
All bedrooms offer custom closet organizers  
Freshly painted exterior  
Professionally landscaped front and back  
Bubbling hot-tub  
Top-rated schools, steps to Valle Verde Elementary  
Walk to The Orchards, Nob Hill & Encina Centers  
Close to Lime Ridge Open Space, bike path, Borges  
Ranch, Castlerock Park, Mt. Diablo State Park, Library  
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## Are the sales prices in the Woodlands still going up? Why are the list and sales prices all over the map?

The average Sales Price in The Woodlands has once again increased about 10% in the last 12 months! And again, we had some record high sales. Based on the current activity, lack of inventory and pent up demand, I believe this trend will continue in the 4th quarter of 2017 and barring a big event, continue through Q-1 of 2018. We should have a great Fall selling season.

As always, sales prices will continue to run a wide spectrum as there are so many factors affecting value and desirability in addition to the square footage and bed/bath count. These factors include location, condition, remodeling, etc. As an example, a smaller home that is wonderfully remodeled will often sell higher than a larger, but “dated” home, and will sometimes create what appraiser’s call a high “outlier” or “anomaly” sale. A home that appears to have a lot of deferred maintenance issues will be the opposite, as it is perceived as a “fixer” and sells much lower. Appraisers often exclude “outliers” when appraising a home as they select comparable sales (comps) that are as close in comparison as possible. One of the many real estate sayings is “*Someone gets the sweat equity, either the buyer or the seller, not both*”. Please feel free to contact me to help you make sense of the neighborhood prices and the affect on your home’s value.

## Which home improvements add value and which ones do not?

Presale improvements are always “case-by-case”. Sometimes improvements are not warranted or the bare minimum can go a long way. I am happy to evaluate your home and give you my opinion regarding selling “as is” or making improvements. I will provide you with a market analysis of your home’s value “as is” and another one with suggested improvements including your probable net proceeds from a sale either way. I only recommend improvements that will give you a very high ROI (Return On Investment). I have some great before and after photos along with budgets from recent homes sold in The Woodlands to share with you as well. I feel that it would be a form of malpractice not to give you this advice, so you can make informed decisions and put the most money in your pocket.

## Have you checked your home’s value in this exciting market lately?

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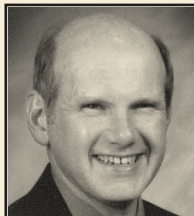
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