



Woodlands Association
Bill Armstrong, President
Carol Ann Gray, Editor

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Walnut Creek, Ca.

From the President

Proposed Shopping Center

The proposal to develop a shopping center and residential area on the southeast corner of Ygnacio Valley Road and Oak Grove Road has been returned to the Planning Commission by the City Council. The Commission and staff are supposed to review and consider a market study and traffic survey which the developer submitted to the Council for the first time at the public hearing. Mayor Clemson voted against return; he was prepared to vote against the proposal at the meeting.

Perhaps more important than the vote to return the proposal to the Commission was the preceding discussion. Councilman Hill, with some support from Councilman Shroder, indicated that the corner would have to be developed as a shopping center or other income producing property, although he did not like some aspects of the present proposal. I think that conclusion can be reached only by a dangerous circular argument; we must accept a shopping center because the developer can't build single family homes there; he can't because the owner wants too much for the land; the owner wants too much because he thinks he can get a shopping center, he thinks that because the Council believes it must accept a shopping center.

The way out of that circle--which can be created by any landowner--is for the Council to convince everyone that the General Plan will not be cut down clause by clause like so many trees in an orchard. If the property can be developed only in accordance with the General Plan, the price of the land will be adjusted accordingly or the land won't be sold. The price is hardly going to be reduced, however, so long as Council members suggest that perhaps the General Plan will be ignored.

Some people may believe another shopping center is needed in this area. That is a totally different question, and one is already approved--albeit without a car wash. (See "Burton Property" below). It is one thing to permit a shopping center because the community needs it; it is altogether different to accept one because of phony arguments that we must do so.

We will watch the progress of this proposal closely and keep you advised. Councilman Skaggs indicated he was opposed to it, and Councilwoman Kovar said she leaned toward opposition. With Mayor Clemson, they would make a majority in opposition, and the developer may not bother to proceed.

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Nonetheless, I am certain we have not seen the last of "Boomtown" arguments that we must accept development contrary to the General Plan. Since the General Plan is a human creation, it must be subject to change, of course. But I believe that such changes must be based on community needs; the "Boomtown" arguments belong in a museum, next to comparative photographs of Santa Clara Valley 15 years ago and today.

Burton Property

Mr. Burton came to our last Board meeting with several of the people connected with the development of his property. As many of you know, the nursery is zoned, and a plan has previously been approved, for a small shopping center. The next phase of development (Bank of America was phase one) is construction of a building for Ross Valley Savings and Loan, which will be located next to the Bank on Oak Grove.

Mr. Burton has hired an architect to design the Savings and Loan and the remaining structures so that all of these buildings will have the same type of design. He intends to do better than the bank building. The architect designed the Prune Yard shopping center in Campbell, and is supposed to utilize a similar style in the Burton development.

Mr. Burton also intends to change the plan for the shops, in order to improve it. A great deal of planning remains to be done, but Mr. Burton reiterated his desire to cooperate with the Woodlands Association. The sort of shops he has in mind for the rest of the development include a small grocery store, a gift shop, a flower arrangement shop, and a small, non-franchise restaurant. In several cases he hopes to have the shop managed or owned by one of his children.

The land immediately adjacent to the homes in the Woodlands would be used for plant and shrub storage, an effective buffer. The precise size of this area is not certain, but it is a generous buffer.

If anyone has specific thoughts about this proposal, please contact one of the Association Directors. Mr. Burton does want to cooperate, but he can hardly be expected to deal with 400 homeowners on this question. We must channel our thoughts through the Board.

Timing of Announcements

I know that many of you did not receive the notice about the Heather Farms candidates' night until the day of the event. I received confirmation of the details about the night on Thursday, May 25. The Announcement was printed on Friday, but many of our volunteers were away over the three day weekend. Therefore, distribution was late.

The Block Captains and others who contributed to this rush effort should be congratulated for their effort. It was obvious from the beginning that some notices would be distributed late, but a late notice was better than none at all, and we can't avoid late news or three day weekends.

Bill Armstrong, President
933-6506

Cabana Club Corner

Board of Directors

President-----Don Berry, 939-1327
Vice-President----Chuck Stefanetti, 933-9983
Secretary-----Bill Kempker, 939-9570

Treasurer-----Jack Knott, 939-4271
Pool Equipment-----Mike Clark, 932-0815
Pool Property-----Dick Hutchinson, 939-1015
Swim Activities----Liz Moore, 933-1469

The Cabana Club pools are open every day from 12 Noon to 8 P.M. In addition, the Adult Swim has started Monday through Friday, from 7 P.M. to 8 P.M., except when there is a swim meet.

Swim Lesson sign-ups for Session II will be Friday, June 23rd, 10-12 A.M.
Session III will be Friday, July 7th, 10-12 A.M.
Session IV will be Friday, July 21st, 10-12 A.M.

Tiny Tots

Tiny Tots will start June 26th. Registration will be June 23rd from 10-12 Noon. at the Cabana Club. Registration fee for a 2 week session is \$2.00 payable at the time of registration. In addition there is an instructor's fee of \$2.50 per week payable on Monday of each week. There will be no refunds for lessons not taken, unless a physicians statement is presented to verify that the child was ill during the days absent. Classes will start at 12 noon. Teenagers who signed up for the Tiny Tot program will be contacted by Dixie.

INTERESTED IN: Synchronized Team, Swim Team and Lessons? Call Liz Moore at 933-1469.

Swim Team

Refreshments that will be offered during the swim meets are: Hot Dogs(Wed. & Sat's.), Sandwiches(Wed. night), cupcakes, candy bars, finger jello, jello, coffee, lemondade, buollion(Wed.), donuts(Sat.) and other items.

WANT ADS

FOR RENT: New four bedroom chalet, south of Tahoe City. Has 12 beds and TV. \$150.00 per week. Ask about our rates. Call 939-5784

FREE: Adorable kittens. Free to good homes. 6 weeks old and housebroken. Mother, part Burmese. Call 934-8695

LOST: Brown male dog with white spots. Call 935-1935

LOST: Terripan turtle, approximately 6" in diameter, last seen on Cassena heading towards Bayberry. Please confine and call 939-2469 or 937-5580.

FOUND: Girl's birthstone ring. Call and identify. Call 934-9486

14 year old girl desires babysitting weekdays and weekends. .50¢ per hour. Call Cathy Gray at 939-7804.

WANTED: Jobs to earn money for camp. Car/window washing, babysitting, ironing etc. Girls 13½ and 14. Call Terri at 939-8034 or Michele, 935-7938.

Hard working 14 year old boy desires work - any kind - Call Glen at 932-2334

High School girl wishes to babysit at weekdays and nights and weekends. Ask for Nancy at 939-0855.

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Hardworking 13 year old willing to do yardwork, and petcare. \$1.00 per hour. Call Steve at 935-6489

15½ year old girl, new in area, desires babysitting jobs. Experienced with ages newborn through 11. Call Laura at 937-8673

FOR SALE: Bikes for Sale: Stingray, \$10.00. Ten Speed, good condition, not all speeds working, \$20.00. Call 939-1251.

FOR SALE: Power Reel type lawn mower, \$30.00. Call 939-1251.

FOR SALE: Banjo, 5 string, new. \$55.00. Call 939-2629.

FOR SALE: Portable TV, 19", Black and White. \$20.00. Call 939-2629

FOR SALE: Pony, \$25.00 or best offer. Call 933-1594.

FOR SALE: Candles, all shapes and sizes. Hand crafted. .50¢ to \$1.75. Pick your own color. Call 934-6247

FOR SALE: Like new girls 3 speed bike, A1 condition. Blue with light and rack. Asking price: \$45.00. Ask for Beth. Call 937-3235 after 4 P.M.

FOR SALE: 1960 Volkswagon. Runs good. Must sell! \$375.00. Call 933-3311(days) or 686-4593(evenings).

The deadline for Want Ads is the second Monday of the month. Ads should be limited to 25 words or less. Full page ads may also be purchased for \$10.00. To place Want Ads, call Carol Gray at 933-3311 or drop in mailbox at 207 Rock Oak Road.