



Woodlands Association  
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Walnut Creek, Ca.

From the President

Director Changes

Bill Armstrong has been appointed to the Walnut Creek Planning Commission and, thus, as required by the bylaws, has resigned from the Woodlands Board of Directors. Under Bill's leadership as President from 1972-74, the scope of the Association was broadened, and the Woodlands Association became. I feel, one of the most highly respected homeowners' groups in the city. Although we will most certainly miss Bill's insights into the various matters that come before us, those of us on the Board, who have worked with Bill, know that all of Walnut Creek will benefit from the application of his talents to the issue confronting our city.

The Board has appointed Joan Foudy to replace Bill on the Board. Joan has shown her interest in the Association by acting as Block Captain Chairwoman for the past two years. She has also worked on the Steer 'n Beer and July 4 dinners sponsored by the Cabana Club and has served on the Valle Verde Parents Club Board as membership co-chairwoman. Joan and her husband Jack, who is a Cabana Club Director, moved here in August, 1971 from New York. They live at 141 Torrey Pine Court with their daughters Eileen, 7 and Carolyn, 4½.

Burton's

In an attempt to find a compromise between Grant Burton's economic need for an anchor tenant in his proposed shopping center and the homeowners' concerns over locating a supermarket on that corner, the City Council on June 3 directed the City Attorney to draw up an ordinance which would permit a 28,000 square foot building, housing a 15,000 square foot grocery and four or more specialty stores. The specialty stores would be separated by walls or partitions from the grocery and could offer the following services: (1) liquor (2) bakery (3) delicatessen (4) meats (5) green grocer (6) florist (7) gourmet foods.

Since it is probable that one tenant will run all the departments within the building, Mr. Burton objected to requirements for separate checkstands and separate entrances and exits for the specialty stores.

Therefore, when a tenant is obtained for the building, the Council directed that the Design Review Commission determine whether those two requirements are necessary in order to maintain the image of individual shops within the building. Since the ordinance will be adopted or modified on June 17, the fate of this proposal will probably have been decided by the time you read this.

Your Board feels that this large building will, in reality, be nothing more than a supermarket--with the gimmick of partitions around certain departments. What began as "boutique" and "gourmet" has moved ever closer with each hearing to "conventional" and "run-of-the-mill." A letter to this effect was sent on behalf of the Association to each Council member before the June 17 meeting.

#### Canal Work

The large crane operating along the canal road behind the Woodlands has been a subject of curiosity these last few weeks. According to Doug Bell of the Contra Costa County Water District, pipe is being laid parallel to the canal in order to connect an existing pump station with the Newhall reservoir tank. Unlike the canal, which carries irrigation water, the new pipe will carry treated drinking water to homes. A series of smaller, inadequate pipes had been carrying the drinking water via a round-about route, but the District now has the money to lay the new pipeline, a project that has been planned for several years. Thus, the project will not promote any new development but will simply make the existing system more secure.

#### Shop Walnut Creek

How can the City of Walnut Creek get more money for parks, streets, and other such needs without raising our property taxes? One way, according to Jay de l'Eau of the Chamber of Commerce, is to buy in Walnut Creek and, thus, build the city's revenue from sales tax. Currently, less than one-third of the revenue is from sales tax, but the Chamber would like to increase that percentage through a promotional campaign to encourage us and residents of other cities to shop in Walnut Creek. One additional thing to consider, then, when comparing prices between Capwells and Macys or Gemco and K-Mart is who will be the ultimate beneficiary of your tax dollar--your city, Walnut Creek, or some other jurisdiction?

#### School's out and Summer's here

Kids pitching baseballs curb to curb...Children pedaling Big Wheels across the street to a friend's...School's out and summer's here.

Motorcyclists doing wheelies up the hill...Happy teenagers charging down the hill in the family chariot...School's out and summer's here.

The kid misses the ball as the motorcycle is in mid-stunt...The child is mid-way across the street as the car rounds the corner at high speed...School's out and summer's over for someone.

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We all need reminders about safe driving. We adults are not blameless. But although you may read this reminder, your teenager probably will not. Please pass this reminder on to him. Don't let your child and his machine threaten the life of your neighbor's child.

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