

The Woodlands



Keeping You Informed For Over 40 Years

June 2012

A Proposed Shadelands Compromise

by Steve Elster

As many of you know, Safeway has requested a rezoning of its property in the Shadelands to build a large shopping center at the northwest corner of Ygnacio Valley Road and Oak Grove Road. Many community members have expressed significant concerns about Safeway's proposal, including increased traffic, vacancies and economic blight at the two existing shopping centers (Citrus Plaza and Encina Grande), aesthetic blight from an inundation of shopping centers in our neighborhood, and problems with adopting a piecemeal approach to development in the Shadelands.

In addition to these concerns, a report prepared for Safeway's proposal raises major doubts as to the economic viability of the 55,000 square foot supermarket Safeway would like to build in the new shopping center.

At the Shadelands Gateway Advisory Committee meeting in April, I introduced a proposal for this property - based on an idea from other concerned community members - that provides a real benefit to our community while accommodating Safeway's objectives. This proposal also offsets the negative consequences of adding another shopping center to our neighborhood.

Under this community proposal, the City would grant Safeway the requested rezoning on their already developed land on the western half of the property - currently occupied by office buildings and parking lots - allowing Safeway to build its supermarket and other appropriate establishments, such as restaurants and additional retail. The eastern half of the property that is currently undeveloped (the grass and tree-filled area directly at the corner of Ygnacio Valley and Oak Grove) would become a community park, the land dedicated to the City by Safeway. This would create a signature property with real benefits to the community.

This community proposal does not eliminate



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Want to Write Something?



The Woodlands newsletter provides a community service by keeping neighborhood residents informed about issues and events of interest. We encourage Woodlands residents to submit articles for the newsletter and we regularly receive articles that are published in the newsletter.

If you would like to contribute an article, please contact us and we will be happy to work with you to help get it edited and published. Our publication guidelines are relatively simple – topics should be of interest to Woodlands residents, the newsletter can not be used as a forum to air issues between individuals, and articles may need to be edited to fit within available space (typical length is 200 words or less). To meet our publication schedule for a monthly newsletter, we have established a closing date of the 10th of each month. To the extent that space is available, articles received and ready for print by the 10th of the month will be published in the next version of the newsletter.

We appreciate your help in making the newsletter as informative, useful, and relevant to Woodlands residents. To submit an article, please write to woodlandsassn@yahoo.com.

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Established in 1965, the *Woodlands Newsletter* is a monthly publication that is published by the Woodlands Association. Archived issues are located at www.WoodlandsAssn.org

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 Walnut Creek, CA 94598

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Statement of Interest - President and Secretary

Ed Wohlers, who has been Woodlands Association President since January 2009, will be stepping down as President at the end of his term this year. Justin Wedel, currently Vice President of the Woodlands Association, has expressed interest in the position of President. To assist with the transition, Ed has expressed interest in becoming Secretary of the Woodlands Association. Woodlands Board elections will be held next month and ballots will be included in the July issue. Responses will be due July 10th and results will be published in the August issue. If you have any questions please contact us at woodlandsassn@yahoo.com.

Woodlands Association Board of Directors

Board email ID's can be found at www.WoodlandsAssn.org

Ed Wohlers ~ *President*
 Justin Wedel ~ *Vice President*
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 Elsie Witt ~ *Secretary*

Marc Graves ~ *Newsletter Advertising*
 Adrienne Robillard ~ *Newsletter Coordinator*

Kay Ready ~ *Newsletter Distribution Manager*
 Brian Rower ~ *Webmaster*

Upcoming Board Meetings

Saturday, June 2nd
 at 8:15 am
 and
 Saturday, July 7th
 at 8:15 am
 in Carl's Jr.
 Conference Room

Woodlands residents
 are encouraged to
 attend board meetings

Neighborhood Traffic Safety Concerns

By Arsen Kitch

My family moved into the Woodlands last year and we love walking, running, and biking through our neighborhood. Recently I've become concerned about traffic safety along Citrus Avenue and Perada Drive. Drivers roll through stop signs while distracted on their phones. Often drivers speed past kids on bikes and parents with strollers. Some of us have even experienced aggressive drivers trying to pass us while we are going 25 mph, the speed limit. Accidents can and do happen here. There was a collision on Citrus Avenue last month with enough impact that airbags deployed in both cars. My car was sideswiped by a hit and run driver in front of our home on Citrus Avenue last year.

Speeding puts all of us in danger. It takes only a split second for a driver going 40 in a 25 zone to swerve and hit a child riding his or her bike. Let's not wait for a tragedy on our streets to become mindful of our driving habits. Police are increasing their presence in the area due to the number of complaints from our neighborhood. Please slow down and make our neighborhood a safer, nicer place to live.

Come Join the Woodlands Cabana Club Annual 4th of July Parade!

The Woodlands Cabana Club would like to invite you to the Annual 4th of July Parade on Wednesday, July 4th. All of the Woodlands community is welcome!

The annual parade starts at Valle Verde School on Peachwillow Lane. Gather there beginning at 11:00am for the parade kickoff at 11:30am. Following the parade there will be a BBQ and picnic, swimming and games at the Woodlands Cabana Club pool, located at 111 Longleaf Drive. The Woodlands Cabana Club will be selling hot dogs, burgers, chips, drinks, and more. All activities and entrance to the event are offered at no cost!



To make this fun and successful for all, we are in need of volunteers. Are you able to help with these jobs and activities?

- o **Games** – one lead and several volunteers needed to assist with games
- o **Food / BBQ** – multiple volunteers needed for 10am-12pm and 12pm-2pm shift in the snack shack
- o **Setup / Decorations** – one lead and several volunteers needed
- o **Breakdown / Cleanup** – several volunteers needed

Please help give back to the community by signing up today! Remember: **“Many hands make light work.”** Email woodlandscabanaclub@gmail.com if you are able to help. We look forward to seeing you there!

Woodlands Cabana Club Board 2012

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concerns about Safeway's project. Many of us would prefer for the City, Safeway, and the other business and property owners in the Shadelands to work together to implement changes to improve the viability of the Shadelands on a whole as a business park. However, this community proposal is a fair outcome to all parties involved, including Safeway. Safeway bought property zoned for a business park, not a shopping center. Yet under this community proposal, Safeway would obtain a free rezoning for half of its property to build its shopping center and approval of its 55,000 SF supermarket, while the community benefits from a new park.

If you agree with this community proposal for the Shadelands, please email me with your approval at manfromcal@sbcglobal.net so that your support for this proposal can be communicated to the City.

School News

VALLE VERDE NEWS

Source: e-voice May 2, 2012

SCHOOL SITE COUNCIL MEMBERS NEEDED!

We have two openings for parent representatives to serve on Site Council for the 2012-13 school year. Interested parents are encouraged to consider becoming a part of this council. As important stakeholders in our school community and crucial members of your child's educational team, this is a terrific opportunity for you to participate in guiding the development of programs at Valle Verde. If you are interested, please take a moment to email our office at vvesoffmgr@mdusd.org with information about yourself so you can be placed on the ballot that will be distributed to the parent community before the end of the school year.

VALLE VERDE CHILDREN'S CENTER SUMMER FUN PROGRAM

Starts June 18th to August 22nd Sign ups are weekly. Every day new and exciting activities. Swimming MTTH, Field trips and Special Events every Wednesday. Art, dancing, gardening, community service, science, soap making and more! Sports every day! Check out our summer brochure at www.vvchildrenscenter.org Any questions please call us at 944-5255.

AMAZING SUMMER THEATRE CAMP

Amazing Summer Theatre Camp offered for young people going into 6th grade and up right in your own neighborhood. East Bay Performing Arts Academy Summer Theater Camp is 9-3pm, M-F, July 11-August 6. Final performances at Diablo Valley College. Details are ONLINE at www.eastbaypaa.com and photos from previous years on FACEBOOK - search for SUMMER THEATRE CAMP.

COMMUNITY NEWS

Tony La Russa's Animal Rescue Foundation (<http://www.arf.net/people-programs/camp-arf/>) is offering fantastic camps for summer vacation. ARF's Junior Volunteer Club allows middle school students a chance to make a difference for animals as well as hands-on experience with ARF cats, and dogs. ARF's Vet Camp offers an exciting opportunity for your aspiring veterinarian to explore shelter medicine and learn about the many career paths available to veterinary professionals. Maybe your child would prefer Pooch Pals Camp. This advanced version of Pooch Pals examines the origins, traits and behavior of dog breeds, offering hands-on interaction with ARF therapy dogs. We are also offering camps for elementary and high schools, in case the middle school students have any siblings. Full or partial camp scholarships available to low income families. Questions? Call 925-296-3152 or email camp@arf.net.

BECOME A VOLUNTEEN!

Become a Volunteer @ your library!

Where? Ygnacio Valley Library *When?* June 9 - August 18 for 2 to 6 hours per week. *What?* Give the library and your community at least 20 hours of your time this summer.

- *Help people participating in Summer Reading.*
- *Learn about the library and be part of the fun.*
- *Gain experience for college applications or future employment.*



Who? Teens, 8th - 12th grade in fall of 2012 *How?* Start by filling out an application at the library.

New this year: Qualify to receive the President's Volunteer Service Award by volunteering 100+ hours beginning this summer and continuing through the school year! Questions? Come into or call the library and ask for Trish or Carol. Ygnacio Valley Library, 2661 Oak Grove Rd., 925-938-1481. Mon - Thurs 10-8, Fri & Sat 10-6, Sun. Closed ccclib.org



WOODLANDS POLICE CALLS

*Thank you to Kathy Master
for compiling this report from the WCPD website*



The following information is taken from the Police Daily Bulletin as posted for public viewing on the Walnut Creek Police Department's website. The entire Walnut Creek police daily bulletin can be viewed at: www.walnut-creek.org/citygov/depts/police/bulletin.asp. Some issues of the Woodlands Newsletter may include only a portion of the monthly police activity in our neighborhood, as available print-space varies from issue to issue.

12-11456 04/09/12 22:03:36 **Juvenile Party** 3600 Block Perada Drive. PR states party with underage drinking. Friend is inside and RP afraid she is going to drive home. Dispo: Party dispersed. Ofc. Hahn

12-12139 04/16/12 12:43:26 **Vandalism** 300 Block Rock Oak Road. Tampering to vehicle, Toyota Rav4, license 6LDA753. Back window smashed. Occurred sometime Friday evening. Nothing taken from vehicle. Phone report. Dispo: As reported. Occurred between 4/13 and 4/15. Ofc . Godinez

12-12296 04/18/12 01:46:36 **Driving under the Influence** Oak Grove Road / Peachwillow Lane. Vehicle stop on plate 4VBZ403. Dispo: 21 year old male arrested for possession of marijuana and driving under the influence of drugs or alcohol. Ofc. Hahn n

12-12584 04/20/12 16:51:41 **Outside Agency Assist** 3100 Block Sugarberru Ct. Requests check on elderly mother who is staying with her daughter in Walnut Creek. Dispo: No one home at the time, business card left to contact WCPD. Per neighbors, now one has been home since 1400 hours. Ofc. Godinez

12-12671 04/21/12 09:12:47 **Vehicle Burglary** 500 Block Banyan Circle. Victim vehicle is black Honda Accord, License 5JKJ685 via window smash during the night. Dispo: Loss of blue Nike bag with books. Ofc. Kan

12-12706 04/21/12 16:13:45 **Lost Elderly Adult** Rock Oak Rd / Perada Dr. RP is in lobby with elderly female who is lost. Subject said she lives with her daughter. Dispo: Subject returned home. Ofc. Adams

12-12771 04/22/12 00:44:34 **Narcotics** Hamlin Loop / Citrus Circle. Group of teenagers hanging out on the street corner. Associated with a white truck. Subjects are walking through the townhouse grounds. RP is concerned because of recent vandalisms. Dispo: Male adult arrested for being under the influence of a controlled substance and violation of probation. Four juveniles cited for curfew violation. Ofc. Kolmeister

12-12799 04/22/12 08:36:23 **Vandalism** 300 block Candleberry Road. Vandalism to landscape reported. Pots thrown into the street. Dispo: Occurred between 4/21 at 2200 hours and 0800 hours on 4/22. Dispo: Subject broke a flower pot in front of RP's home.

12803 04/22/12 09:54:22 **Vandalism** 3400 block Peachwillow Lane. RP states neighbor trespassed on property, removed plants and dug in yard while RP was out of town. Ongoing problem / neighborhood. Dispo: Occurred between 4/18 and 4/22. Unknown subject removed a small plant from RP's front yard. Ofc. Godinez

12-12867 04/23/12 06:28:40 **Disturbing the Peace** 3500 block Citrus Avenu. Domestic dispute, parties separated. Dispo: Argument over personal property and other miscellaneous items. Advice given to both parties and courtesy transport provided to RP. Ofc. Estrada

12-12887 04/23/12 12:45:02 **Civil Standby** 3500 block Citrus Avenue. RP requests civil standby to pick up items. RP will wait on the corner of Peachwillow and Citrus in truck. Dispo: Civil standby. Ofc. Thompson

12-12888 04/23/12 13:26:07**Theft** 3500 block Citrus Avenue. RP requesting separate case for prior theft. (Related to 10-18881 AND 12-353). Other half says he did not commit theft. Ofc. Thompson

12-12931 04/23/12 22:11:30 **Service to Citizen** 500 block Banyan Circle. 10-15 kids at the park smoking something. RP hung up when placed on hold. Dispo: Contacted adults smoking cigarettes. Advice given. Ofc. Estrada

12-13225 04/26/12 22:11:31 **Noise Complaint** 3200 block Peachwillow Lane. Barking dog. Unknown if residents are home. Cars are there. RP requesting a barking dog notice left if the subjects are not home. Dispo: Residents brought dog inside. Ofc. Vevera

12-13385 04/28/12 12:27:11 **Service to Citizen** 300 block Persimmon Road. RP contacted by housesitter and advised RP's garage door is open and the tailgate to his truck is down. Housesitter is standing by for the police. Dispo: RP called back cancel; his brother was at the house. Ofc. Kan

12-14135 05/04/12 18:56:25 **Service to Citizen** Oak Grove Road / Citrus Avenue. RP reports burning objects being thrown from a white Mitsubishi Eclipse convertible, license provided. Last seen passing Perada. Dispo: Contacted vehicle owner who said he did not throw anything out of the window of his car. RP was unavailable. No officer assigned

12-14221 05/05/12 07:30:36 **Vehicle Burglary** 600 block Candleberry Road. Victim vehicle is Mercedes ML320. Vehicle's window was smashed overnight. Dispo: Damage to vehicle and loss of distinctive black and orange men's Fuji road bike. Ofc. Spoto

12-14259 05/05/12 13:31:21 **Welfare Check** 3000 block Citrus Circle. RP requesting welfare check on his 6 y/o son. Dispo: Mother and son are fine. She will call RP. Ofc. Brown

12-14417 05/06/12 14:55:09 **Disturbance** 500 block Banyan Circle. RP requesting civil standby to pick up his clothes. Will be parked off of Meadowview Lane / Banyan Circle awaiting officer. Dispo: Father-son argument. Ofc. Brown

12-14420 05/06/12 16:00:12 **911 Hangup** 500 block Banyan Circle. Dispo: More arguing. Younger brother left. Ofc. Brown

12-14446 05/06/12 20:17:42 **Assault** 300 block Candleberry Road. Wife and daughter are fighting. Dispo: Physical altercation between stepmom, daughter and stepdaughter. Dispo: One party to stay with friends. Ofc. Vevera

12-14521 05/07/12 18:08:10 **Suspicious Circumstance** Citrus Avenue / Sugarberry Lane. Approx. 3 juveniles skateboarding inside the canal. Dispo: Gone on arrival. Ofc. Dalisay

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1/2 Page – 5 x 7.5 - \$50/month

1/4 Page – 5 x 3.5 - \$30/month

1/4 Page on back cover - \$50/month

1/8 Page – 2.5 x 3.5 - \$20/month

Want Ads - line ad with 30 words or less:

\$5 Woodlands Residents, \$13 Non-Residents

Next Advertising Deadline

**Please submit all ads and
payments for the next issue by**

June 15, 2012

Submission Guidelines

- Please submit your ad in the actual size/dimensions listed above.
- Ad should be formatted with any artwork you want included at the time of submittal.
- If your ad needs layout/design or artwork, there is an additional \$10 design fee.
- We love DIGITAL FILES! If you can provide a digital file of your ad, please email it to Woodlandsassn@yahoo.com. We accept PDF, Microsoft Publisher, and MS Word documents.
- If you only have a paper copy of your ad, please mail it and the payment to:
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BIDDING WARS ARE BACK

Walnut Creek

There is a significant shortage of homes available and a **HUGE DEMAND** from buyers right now. There are currently 125 homes in contract in Walnut Creek, compared to just 65 active listings. In the **WOODLANDS**, there is **ONLY ONE HOME ON THE MARKET**, while 5 went pending within an average of 8 days with multiple offers. In the last two months, homes in the Woodlands have sold for an **AVERAGE SALES PRICE OF \$697,000**, compared to average list price of \$685,000.

WOODLANDS - SINCE 03/01/12

ACTIVE

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SOLD

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**Rents are usually \$2,106. Income limits apply.*



Hello Woodlands~This is *your* Year!

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Top 3 Reasons to hire Dayna:

- Her listings have a SOLD sign, on average, in less than 30 days (in the last 2.5 yrs.)
- Her Sellers are delighted to net 98.5% of list price
- Maximum exposure for your home with 3 - 4X more websites (350+) to showcase your listing



Pending Sale—3 Days



Pending Sale—5 Days



Happy Clients!

A native to the area, Dayna has developed an intimate understanding of the local communities and focuses her business on representing clients in her own 'backyard.' She accepts new clients only when it is clear she can benefit their situation, which is one of the reasons the majority of her clients are referred. When you need to *move*, she invites you to compare. You can expect:

- A Custom-Designed Strategy based on your goals and household profile
- Close Communication and Responsiveness-frankly, you are her next testimonial
- A Seamless Process due to her attention to detail and follow up

Dayna Wilson - Area Specialist, Proud Foothill & Northgate Mom

Direct: # 925-788-6582 Email: Dayna@Day-RealEstate.com

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GO BEARS!!!

KELLER WILLIAMS





111 Longleaf Drive • Walnut Creek, CA 94598

The Woodlands Cabana Club Swim School Now enrolling swimmers for Summer 2012!

- 10 sessions – June 18 through August 23
- Group lessons have a ratio of three swimmers to one instructor.
- Group lessons are 25 minutes on Tuesday, Wednesday, and Thursday
- 30 minute private lessons are also available and can be scheduled by sending email to: woodlandsswimschool@gmail.com

Summer Schedule

Session	Dates
1	June 19, 20, 21
2	June 26, 27, 28
3 ¹	July 2, 3, 5
4	July 10, 11, 12
5 ²	July 16, 17, 18

Session	Dates
6	July 24, 25, 26
7	July 31, Aug 1, 2
8	Aug 7, 8, 9
9	Aug 14, 15, 16
10	Aug 21, 22, 23

- 1 - Classes will be held on Monday, Tuesday, and Thursday during week of July 1st to accommodate the Cabana Club's 4th of July Celebration
- 2 - Classes will be held on Monday, Tuesday, and Wednesday the week of July 16th to accommodate the annual Woodlands Invitational.

Lesson Pricing

Group Lessons: 3 days a week / 25 minutes each day	
WCC Members	\$60.00
Non Members	\$80.00
Private Lessons: Paid per each 30 minute lesson	
WCC Members	\$40.00
Non Members	\$50.00

Group Lesson Objectives

Time	Program	Objectives
12:00 - 12:25	Mommy and Me	Infant-Toddler with parent - intro to water
12:30 - 12:55	Tiny Tots	Pre swimmer - intro to water
1:00 - 1:25	Pollywogs	Intro to swim, floating, and kicking, arms
1:30 - 1:55	Tadpoles	Develop crawl, treading water, and backstroke
2:00 - 2:25	Frogs	Refinement of above skills - develop breaststroke and dolphin kick
2:30 - 2:55	Super Frogs	Stroke refinement, diving, and endurance

Registration

To register go to the Woodlands Cabana Club website and navigate to the Swim School page under the *Activities* menu. www.woodlandscabanaclub.org

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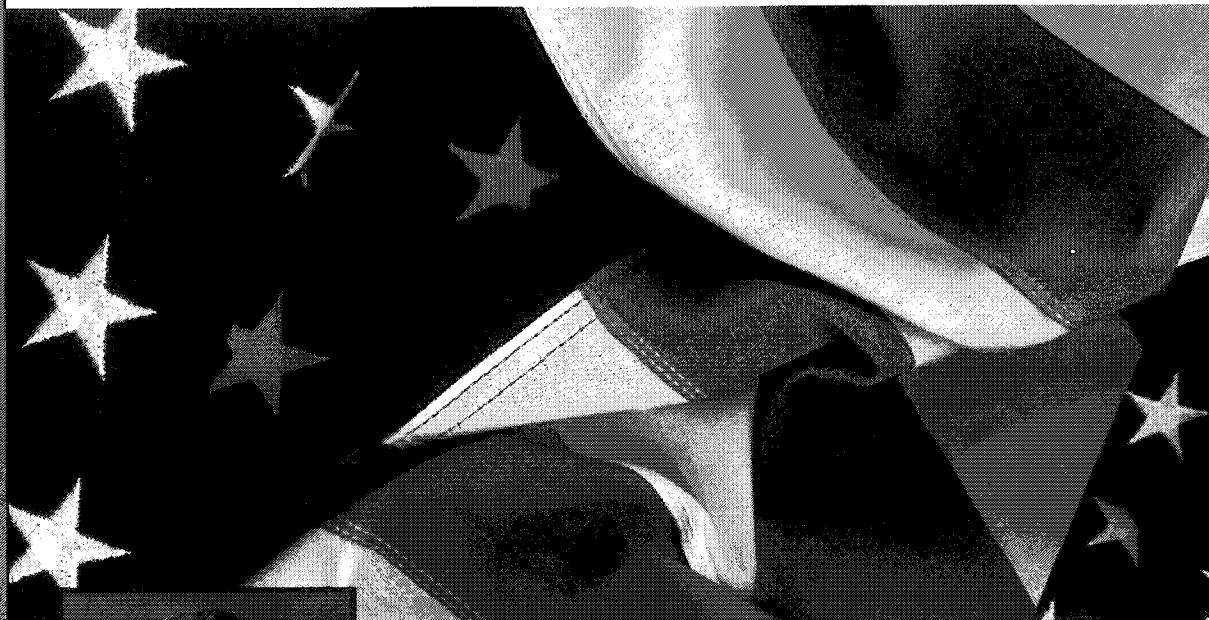
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04/02

The Woodlands Cabana Club 1962-2012--Strengthening our community for 50 years

Add Some Splash to Your Summer!

Come check out the Cabana Club at our opening day B-B-Q on Saturday, May 12, from 3:00-7:00



Woodlands Cabana Club voted best pool in Walnut Creek! Walnut Creek Magazine

The Woodlands Cabana Club is now accepting new members.

The Cabana Club is a family oriented swim club with the following amenities:

- Two 25 yard pools with diving board
- Lifeguards
- Wading pool for non-swimmers
- Lanai for barbeques or parties
- Home of the Woodlands Swim Team 2011 League Champions
- Dedicated lanes for lap swimming
- Hot showers
- Fun social events
- Swim school with lessons for swimmers of all skill levels

So whether you are looking for a fun place to bring the kids for a swim, or a place to train for a triathlon, the Cabana Club has something for you!

The Cabana Club offers family memberships as well as discounted senior and adult only memberships.

Please contact Cathy Escobar at: 925-788-2098, e-mail: membership@woodlandscabanaclub.org, or visit our website at: www.woodlandscabanaclub.org for membership information or to schedule a tour of the facility.



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- All necessary work to obtain a clearance

ELECTRICAL

- Bathroom and Kitchen Fans
 - Wiring
- Fixture Replacement

PLUMBING

- Repair or Replacement of Broken Pipes
 - Repair of Leaking Pipes
 - New Installations
- Repair Replacement of Washer, Faucets, Commodes, Wax Rings ▪ Water Heaters

PAINTING

- Exterior - Interior
- Spot Painting After Repairs
- Wall & Ceiling texturing

GUTTER WORK

- Clean out Gutters ▪ Installation of gutter screens

CARPENTRY & DRYWALL

- Installation of Doors, Locks
- Repair Stucco - Drywall
 - Brickwork
- Odds and Ends

TILE WORK

- New Tile Installation
- Seal and Grout Existing Tile

If you need a service not mentioned above, just call us. Prices will be quoted by the job.

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