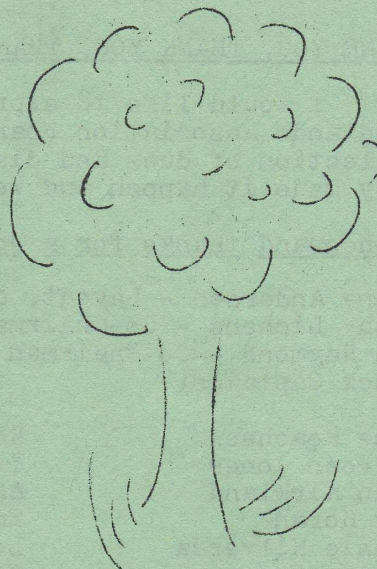


T H E  
W O O D L A N D S  
A S S O C I A T I O N



Rich Raines, President 933-1374  
Donna Anderson, Newsletter 938-2966

---

VOLUME XXII, ISSUE II MARCH 1983 Walnut Creek, CA

---

PRESIDENT'S MESSAGE

Changes, changes and more changes. The Board members met with John Damavandi, owner-developer of Burton Center, and Steve Klee, the property manager. The concern of the Center's management is that some 30,000 square feet remain vacant after four years. Two years ago it was proposed that a Round Table pizza parlor occupy the vacant space but this brought strong opposition from those whose residential property abuts the proposed site and from those who felt that any such establishment would become a hangout for young people.

Mr. Damavandi was invited to communicate with Association members via the newsletter to express his concerns, explain his viewpoint and solicit feedback from the community. If you have an opinion regarding this proposed development, please respond if so asked and make your reaction specific so that potential problem areas can be addressed and, if possible, solved.

Secondly, the Walnut Creek Design Review Commission had approved a proposed two-story, 40,000 square foot, office building at the north-east corner of Oak Grove and Ygnacio Valley Road.

The design was approved unanimously, which is quite unusual. A public hearing on the design will be held in the City Council Chamber, 1666 North Main at 7:30 PM on March 16th. Alan Grant (943-5830) is the City's project planner and the design and plans, may be obtained from the architect, Jerry Loving (944-1626).

Finally, please remember and plan to attend the General Membership Meeting, March 15, 8:00 PM, at Valley Verde School. Anyone interested in serving on the Board should contact Cindy Krause (939-1414), Don Mattern (934-6723) or Rich Raines (933-1374).

THANK YOU, THANK YOU, THANK YOU

I would like to express the sincere appreciation of the entire Woodlands Association Board of Directors to the people who made the collection of dues and distribution of the newsletter possible. They made it happen and we really appreciate their help.

A thousand thanks for a job well done to:

Donna Anderson - Layout, duplication, and collation  
Kathy Lichens - Co-Chairman of Block Captains  
Don Raymond - Co-Chairman of Block Captains  
Block Captains:

Lise Peachee	Kay Oakes	Barbara Longmuir
Maureen Jones	Yvonne Badgley	Mary Ellis
Dean Kirkland	Annette Hammond	Bev McDonald
Kay Horan	Emerson Blodgetts	Sandy Madewell
Bonnie Hilverda	Lois Morton	Ann Philips
Deanne Crews	Joan Weber	Kathy Allphin
Lynda Chirurugi	Patty Wilson	Linda Gacobazzi
Lois Leaverton	Heather Race	Mary Kemp
Judy White	Martha McColgin	Ann Dallosto
Kathy Lichens	Gloria Noone	Karyn Chuberka
George Smith	Jan Ondeck	Karen Hurlbut
Genee Shahin	Susan Thompson	Shirley Mosley
Claire Redden	Mrs. Dave Cortese	Joan Rosselle
Jean Jardim	Verna Ogden	
Arlis Tetzloff	Betty Pytlewski	

SINCERELY, RICH RAINES

\*\*\*\*\*

BOY SCOUT PAPER DRIVES

Boy Scout Troop #818 will be conducting paper drives in the Woodlands on February 26 and April 9. Please have your papers at the curb by 9 AM. If you have a lot of bundles of paper and would like the boys to take them from your garage please leave a note on one bundle at the curb.

\*\*\*\*\*

CABANA CLUB CORNER

New residents interested in information about our Cabana Club please call Lynda Fabrizio at 938-1679.

\*\*\*\*\*

FOOTHILL PIZZA NIGHT

Mark your calendars! Foothill Pizza Night - Tuesday, March 22 - Straw Hat Pizza, Clayton Road - 5 - 9 PM. Have fun, good food and at the same time, support your local intermediate school. Any questions, call Jan Ondeck, 930-9201.

To: Members of the Woodlands Homeowner's Association  
From: Ownership, Management and Burton Village Merchants

Last Week the Directors of your Association met with the Owners and Manager of the Burton Village Center and Cy Potts, President of the Burton Village Merchant's Association to review the prospects for leasing the remaining 15,000 square feet of vacant space at the center and to discuss some of the prospective uses that have presented themselves. All present were happy to note the success, cleanliness and quality of service of operation of the new King Tsin Restaurant, which opened its doors in September 1982. The Grand Opening included special ceremonies and entertainment at which Mayor Margaret Kovar, Members of the Council and other civic business leaders were in attendance.

Representing the Merchant's Association, local resident, Cy Potts, recently opened the 4,000 square foot "Cybet Computers" store. Potts pointed out to the Directors that a healthy shopping center is a full shopping center and that a healthy shopping center is a decided asset to adjoining residential neighborhoods. Directors and others alike agreed that the poor economy and business climate of the past two years had shown its effect in the exceptionally slow lease-up of the center. Mr. Damavandi, the owner pointed out that clearly the so called "Boutique Character" promised for the center by the Burton family ten years ago was simply not a realistic expectation and that the Shadelands Office Park and Woodlands residential neighborhood had already demonstrated their purchase power preference for service and food related shops.

As an aside it was noted that "Al's Market" had just come under new ownership of new Woodlands resident, Pete Maiorana and family who will be providing full service meat, and fresh fish market operations in addition to the delicatessen services.

Damavandi queried the Directors about a new consideration by the homeowners of a proposed Pizza Shoppe or alternatively an Italian Restaurant. Although generally very favorable toward a new restaurant, the Directors' reaction to a new Pizza Shoppe was mixed and it was suggested by them that a sampling of opinion of the general membership, much like that of two years ago, be undertaken.

On your receipt of this bulletin, kindly return the enclosed questionnaire to your block Captain indicating your support for:

- A. Pizza Shoppe \_\_\_\_\_
- B. A Full Service Italian Restaurant \_\_\_\_\_
- C. Other \_\_\_\_\_

Your help in this matter is greatly appreciated.

Sincerely,  
BURTON VILLAGE, LTD.  
John R. Damavandi,  
Owner  
Steve Klee,  
Property Manager

BURTON VILLAGE MERCHANT'S ASSOCIATION  
Cy Potts,  
President