

The Woodlands

November 2004

Citrus Walk Project Construction Begins

By Bill Swanson

As many have noticed, construction of the Citrus Walk project has begun. Progress so far has been limited to clearing and grading, and installation of a sound wall along the Ygnacio Valley Road project boundary. The pace of construction will increase once the City approves final subdivision maps and construction plans, which is expected by the distribution of this newsletter.

When complete, the Citrus Walk project will include 47 housing units in duplex-type buildings designed in the arts and crafts architectural style. Last year, prior to project approval, the Woodlands Association and the Cabana Club each entered into agreements with the developer that provided for traffic controls, improvements to the Cabana Club, and a contribution to the Woodlands Association for local school projects. We are pleased to report that Trumark (project developer) and DeNova Homes (builder) are honoring all commitments to our neighborhood.

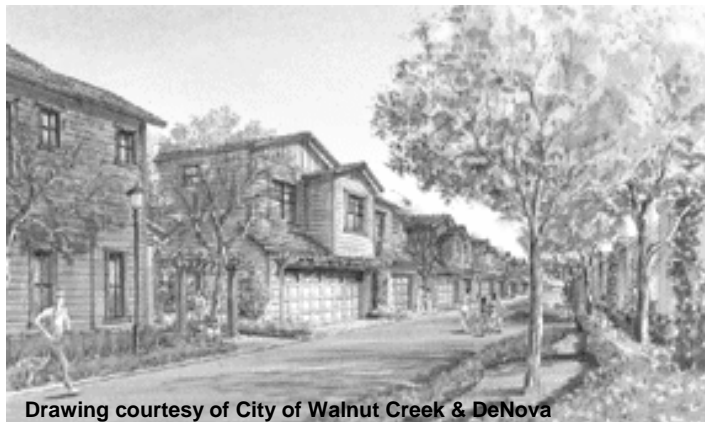
- A left turn signal will be installed on Oak Grove at Citrus Drive shortly. After receiving final approval from the City traffic engineer, DeNova will contract for installation of the equipment. This installation will improve the safety of this intersection.
- The Cabana Club will receive several improvements that will be completed during construction of Citrus Walk. The first will be an extension of the new sound wall along Ygnacio Valley Road and along the flood control channel to enclose the Cabana Club. Recently, three large eucalyptus trees were removed to allow for construc-

tion of this sound wall. Other Cabana Club improvements to be completed during construction of Citrus Walk include exterior painting, landscaping,

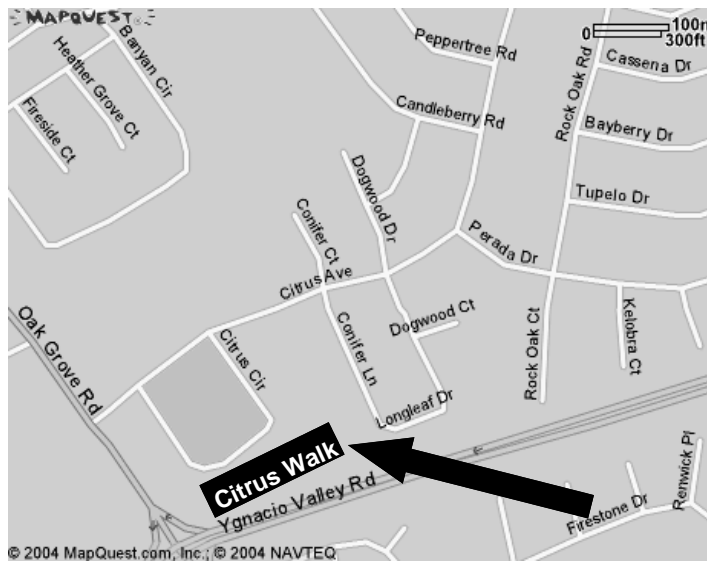
Trumark and DeNova that will be used for improvements at Valle Verde, Foothill, and Northgate schools. We have met with the

administrators of each of these schools to identify projects that would not otherwise be funded by the School District. Over the next several months we will be working with the Valle Verde PTA, Foothill PTA, and the Northgate PTA or Northgate Community Pride Foundation to finalize project selection. We plan to provide funds to these organizations for project implementation once decisions and agreements are finalized. We welcome your suggestions on potential projects that should be considered at these schools.

The Woodlands Association will continue to monitor the construction of Citrus Walk to assure that other construction-related commitments are met. Please feel free to contact us with any comments regarding the construction progress. Additional information on the Citrus Walk development can be found on the City of Walnut Creek web site: www.ci.walnut-creek.ca.us/current_projects.htm.



Drawing courtesy of City of Walnut Creek & DeNova



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lighting and new surfacing in the parking area. In addition, the Cabana Club has received a cash contribution from DeNova for replastering the middle pool, and first year memberships and initiation fees will be paid by DeNova as each unit in the project is sold.

- The Woodlands Association has received \$225,000 from

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Community News

General Plan Update 100 "Live-Work" Units Being Considered for the Shadelands

By Bill Swanson, Ed Wohlers & Steve Elster

The City of Walnut Creek is currently updating the General Plan. The General Plan establishes objectives for key development issues, such as traffic, housing, and economic impact, in different parts of the City. When complete, this document will include policy statements to guide decisions about future development through the year 2025.

The General Plan Steering Committee is considering policies that would result in different levels of development, with a particular emphasis on additional housing.

Among areas of interest to the Woodlands are policies that will guide development in the Shadelands Business Park. One policy under consideration would permit the development of 100 "live-work" units at the Shadelands. Studies are now underway to identify the traffic and fiscal impacts of the development of these 100 "live-work" units.

There will be two public community meetings, on November 17 and November 20, held to discuss, among other things, development at the Shadelands. On November 23, at City Hall, the Steering Committee will hear the results of the studies

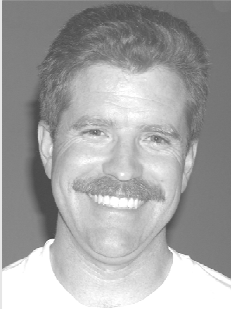
of development at the Shadelands and a summary of the comments from the two community meetings.

Following its November 23 meeting, the Steering Committee will recommend a detailed General Plan to the Planning Commission and the City Council. Depending on the Steering Committee's conclusions, the recommended General Plan may endorse the development of "live-work" units in Shadelands.

The public is encouraged to attend one of two public community meetings and make comments before the Steering Committee issues its recommendations. Public community meetings will be

held Wednesday, November 17, 7:00 to 9:30 p.m. at a location to be determined and Saturday November 20, 10:00 am to 12:30 pm in the Lakeside Room at Heather Farm Park. If you are unable to attend the public community meetings, you can also write a letter or send an e-mail to express your opinion. The e-mail address is: stern@walnut-creek.org. Additional information on the General Plan Update and the November meetings can be obtained by contacting the General Plan hotline 925-256-3526 or by visiting the Walnut Creek web site at www.ci.walnut-creek.ca.us/generalplan/default.htm.

Board Member Profile: Ed Wohlers



This is one of a series of board member bios to let everyone know a little more about the folks that are volunteering their time. Every member will write his/her own bio telling you in their own words what they do and why they volunteer. This month's bio features Ed Wohlers.

I was born in New York and relocated to California as a child. My family bought their first home in the Woodlands neighborhood in 1973. We moved a few years later, but remained in the general area. I obtained my undergraduate degree in Accounting and my Masters degree in Taxation from Cal State Hayward. I am currently working for an investment company in San Francisco as a Tax Manager.

My wife, Micki, and I have a ten year old son, Austin, who attends Valle Verde Elementary and is on the Cabana Club swim team. We also have a 3 1/2 year old daughter named Katey Jo. We moved from Concord to the Woodlands in 1999 and really enjoy living here.

I joined the Woodlands Association Board after working with the Board and several people in the neighborhood on the Citrus Walk project. This experience led me to the decision to join the Board where I could contribute more time to various issues that affect the Woodlands neighborhood.

Woodlands Board of Directors

- James Tilley, President
- Bruce Katz, Vice President
- Bill Swanson, Vice President
- Betty Maire, Secretary/Treasurer
- Ed Wohlers, Special Projects
- Steve Elster, Special Projects
- Shawn Rizzo, Editor

Next Board Meeting:
December 4th 9 a.m.

Carl's Junior Conference Room



NOVEMBER 2ND!!

Don't forget to cast your vote on November 2nd. In addition to National and State Offices, three seats on the Walnut Creek Council are on the ballot!

Thanks David & Jan!

David Galindo & Jan Williams
Intero Real Estate
925-945-4575

Thank you David & Jan for your hard work in organizing The Woodlands Annual Garage Sale! Your hard work is appreciated by all residents who participated! Not only was it an excellent day for buying and selling, but also for socializing with friends and neighbors.

With Much Thanks,
The Woodlands Association & Residents

Woodlands Youth

The Creek Middle School Youth Center

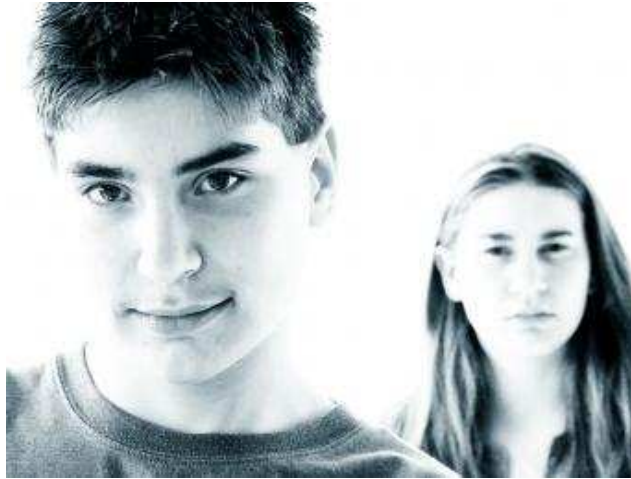
Do You Know Where Your Kids Are?

By Shawn Rizzo

It's a familiar scenario; mom and dad are both working full-time to provide for the family. They have an arrangement for the kids—seven year old Bobby goes to after school care which is available for elementary students and thirteen year old Sarah goes straight home, locks the door behind her, does homework and watches TV until a parent gets home 2-3 hours later. Everyone is taken care of - or are they?

Seven year old Bobby is in a supervised after school environment where he can do his homework, play games and most importantly, stay safe. Because there isn't an after school program for middle school students, thirteen year old Sarah is at home alone (as far as you know) on the computer chatting with friends online (or adults posing as kids) and watching cartoons (or something age inappropriate). The fact is, without supervision you don't know for sure what your middle school age child is doing, where they are, and if they are safe at all times. Hence, The Creek Middle School Youth Center was founded.

Scheduled to open in September 2005 on Foothill Middle School campus, The Creek Youth Center is a non-profit organization which seeks to provide a safe place for middle school students to go after school. "Research shows that children who are not under adult supervision from 3:00 -6:00pm are at an increased risk to be victims of crime or to participate in inappropriate activities. This is also an age when teens are more susceptible to developing disorders associated with stress, such as depression and eating disorders" (quote from The Creek Youth Center website).



site). Co-founders, Tricia Carella and Donna Perham developed The Creek Youth Center to reduce these risks among the youth in Walnut Creek.

The center will not only provide a safe haven for local youth, but also enable participation in activities such as indoor and outdoor games, homework tutoring, computer stations, cooking, art, community service, babysitter certification and more. Backed by the City of Walnut Creek, The Creek Youth Center still needs an additional \$130,000 before opening in September 2005. Donations from the community will help The Creek reach it's goal. Please find the tax-deductible donation form in the advertising section of this newsletter. Your contribution will keep our youth active in the community and out of harms way during after school hours when they'd normally be alone. For more information, please visit www.thecreekyouthcenter.org or call 934-3324.

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"The Creek" Night at Rocco's Ristorante Pizzeria

The 1st Thursday of every month is "The Creek" night at Rocco's! Visit Rocco's for lunch, dinner or take-out and mention "The Creek" and 25% of your purchase will go directly to The Creek Youth Center!!

Valle Verde

STUDENT COUNCIL ELECTIONS

After very competitive campaigns, the following students were elected after their speeches on October 12th:

President: Lauren Murphy

Vice President: Kelsey LaCour

Secretary: Sahil Oberoi

Treasurer: Ally Daisa

Student Council Representatives to be announced soon

Foothill

Principal Bob Johnson will be attending the National Blue Ribbon School award ceremony in Washington, D.C. on November 4th & 5th.

Congrats again to the students, faculty and parents of Foothill Middle School!



Northgate

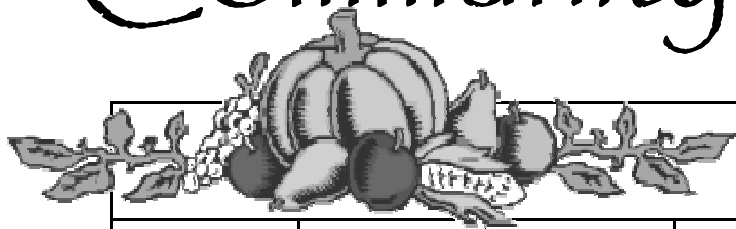
End of 1st Quarter
November 5th

HS Exit Exams
November 16 & 17


Fall Play
November 17-20,
7pm Little Theater

Fall Sports Awards
November 22, 7pm Gym

Community Happenings



November 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
	<p>V V = Valle Verde FH = Foothill NG = Northgate</p>	<p>NG: Sports Physicals 6pm Gym</p>		<p>VOTE!!!</p>	<p>End of 1st Quarter</p>	<p>Woodlands Association Board Meeting 9am Carl's Junior Conference Room</p>
7	8	9	10	11	12	13
	<p>V V: Scholastic Book Fair Nov. 8-12</p>			<p>NO SCHOOL: Veteran's Day</p> <p>WC Concert Band Concert 11am Civic Park</p>		
14	15	16	17	18	19	20
	<p>WOODLANDS NEWSLETTER DEADLINE!!!</p> 	<p>NG: HS Exit Exams</p>		<p>NG: Fall Play, 7pm Little Theater</p>		
21	22	23	24	25	26	27
	<p>NG: Fall Sports Awards 7pm Gym</p>		<p>NO SCHOOL: Thanksgiving Break</p>			<p>Tree Lighting Ceremony 6pm Civic Park</p>
28	29	30				
<p>NO SCHOOL: Thanksgiving Break</p>						
<p>Please submit any events you would like to see on December's calendar to shawn@rizzos.net or 465-4464 by November 15th</p>						

Want Ads

Services

Painting Contractor: *Area Specialist*



LCG Painting/Removal of acoustical ceilings and retexturing. (Cal Lic #765438) For all your painting needs. Specializing in interiors, exteriors and decks. Quality workmanship. Affordable rates. Satisfaction guaranteed. Many area referrals. Bonded and insured. Call **Larry 676-1693**

Handyman: Quality work. Versatile—almost any standard job or unusual problem. Electrical, plumbing, carpentry, linoleum, tile, windows, and doors. Honest and have references. **Paul 676-6607**



Color Coatings Painting:

Lic 740315 Repaint Specialist. Interiors & Exteriors. Acoustic Ceiling removal & texturing. FAST, CLEAN & NEAT. References, satisfaction guaranteed. Free estimates. **935-7593**



Scrapbook Consultant:

Let me help you quickly organize your photos and get them into photo-safe albums. Introductory and advanced classes available or I can work with you one-on-one. I also carry an inventory of album-making supplies. *****Please join me for a fun and festive time at my holiday Open House. I will have special deals, one-of-a-kind gift ideas, exciting page layouts and prizes! Friday, November 19th 3-8pm or Saturday, November 20th 10-4pm 311 Persimmon Rd.**** **Pam (933-2522)**



Want someone to hang your Christmas lights for you?

I am an experienced local teen who would love to hang them for you. I will help you with a design if you don't have one. Ref Available. Reasonable prices!! **Isaac 938-2899**



Thank You to a Woodlands Good Samaritan:

To the Good Samaritan who was driving by on Citrus in September when my sons front wheel came off his bike and he crashed...Thank you, thank you, thank you for bringing him home right away. Please know how grateful we are that you stopped to help! You might also like to know that all of the scrapes and scratches are healed! If we can ever do anything for you, big or small, don't hesitate to ask.

Sincerely, Steve & Christine Bones, 934-5576

Woodlands Advertising Rates

Business & Miscellaneous Want Ads:

\$5.00/Month—Woodlands Residents

\$10.00/Month—Non-Woodlands Residents

Full Page Flyer Ads:

Please submit only ONE copy of your flyer

Full Page, 1-sided flyer, white paper.....\$80.00

Full Page, 2-sided flyer, white paper.....125.00

Full Page, 1-sided flyer, colored paper.....85.00

Full Page, 2-sided flyer, colored paper....130.00

All advertising must be submitted by the 15th of each month

Call Shawn at 465-4464 or email shawn@rizzos.net

Newsletter Feedback!

We'd love to hear your ideas and feedback on anything pertaining to the newsletter.

Please email shawn@rizzos.net or call 465-4464.



CAUTION

**Please check
business references
and licenses**

