

The Woodlands



Keeping You Informed For Over 40 Years

September 2013

Safeway Developers Respond to Concerns *Splash Pad and Open Space in Design, No Fast Food Drive-Thrus*

By Adrienne Robillard

Following a series of city study session meetings in July, including the Design Review, Transportation and Planning Commission meetings and the City Council's review of the latest Draft Specific Plan and revised "The Orchards at Walnut Creek" plan for the proposed Safeway development, Property Development Centers (PDC) has responded to some of the city's recommendations and residents' feedback.

Fast food drive-thrus will not be part of the Specific Plan for the 25-acre parcel at the corner of Ygnacio Valley Road and Oak Grove Road. Pharmacy drive-thrus will also not be part of the plan. If any drive-thru is part of the development, it would be a bank, but that is not certain and would require the developer applying for a conditional use permit.

Rooftop parking continues to be under consideration, though alternatives are also being considered including subterranean.

Traffic remains a top concern that PDC is aware of through the results of The Woodlands' Association survey and from hearing from concerned residents at meetings. A transportation study is expected in August, and will include traffic impacts that could result in changes to the Specific Plan. The traffic report is expected to address the mitigation of existing problems, like backup on Oak Grove Road moving south toward YVR.

Regarding open space, The Woodlands Association asked PDC to increase in the acreage of contiguous open space, as the size and scope of this area of the project remains of top priority to residents who speak at meetings and was also marked as having high importance in the two neighborhood surveys taken in April and August of this year. At present, the open space is planned for the quadrant located at Oak Grove Road and Shadelands Drive. Property Development Centers is considering an increase, as the open space is of top importance to the community.

Additional dialog with the developer is taking place online on "The Orchards" Facebook page. The applicant has posted responses to many concerns, including traffic, economic decay, and how the trees that already exist on the site may be affected: <https://www.facebook.com/WCOrchards>. The developer has also responded positively to a Facebook user's request for a splash pad to be part of the open space, stating "Having water features for kids is part of the plan!"

This is an ongoing process and your thoughts about this proposed development are valuable. You can voice your thoughts directly on the Orchards at Safeway's Facebook page, where you will see how other community members are voicing their opinions to shape this sizable development: <https://www.facebook.com/WCOrchards>. You can also send your comments to Ethan Bindernagal, Senior Planner at Bindernagal@walnut-creek.org. Further information and a history of the proposal are available on the City's site: www.walnut-creek.org/sgsp.

Since Whole Foods announced on Thursday, August 1st that they are in fact creating a 38,000 square foot new store at Encina Grande, scheduled to open before the end of 2015, Safeway will definitely be moving out of the building it has occupied since the 1960s.

What's next? A new version of the Specific Plan will be available in the coming months. The Woodlands Association will continue to meet with PDC to address concerns about the proposal.

The Woodlands Association emails all residents on the list we maintain to provide timely notice and reminders of meetings that impact our neighborhood. If you'd like to join The Woodlands email list, you can do so at: www.woodlandsassn.org/contact/. We also post information on our Facebook page as it becomes available at: www.facebook.com/WoodlandsAssn.



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 e-mail a Board member @
<http://www.woodlandsassn.org/boardmembers.htm>

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Who to Contact?

The Woodlands Association receives some emails and questions about many issues that are best resolved by contacting the following agencies directly. The following is a reference guide:

Walnut Creek Code Enforcement, 925-256-3508 or 925-943-5863
 The Code Enforcement Division of the Community Development Department is responsible for enforcing provisions of the Walnut Creek Municipal Code involving quality of life and neighborhood quality issues.
http://www.walnut-creek.org/citygov/depts/cd/nuisance_abatement_n_code_enforcement.asp

Walnut Creek Police Department, 925-943-5844
<http://www.walnut-creek.org/citygov/depts/police/default.asp>
Oversized Vehicle Reporting, Sandy Mulligan: Parking Lead Services Officer, 925-943-5874

Contra Costa Mosquito and Vector Control District (Pests and Insect Issues), 925-771-6196
http://www.contracostamosquito.com/programs_services_index.htm

Contra Costa Water District, 925-688-8000
 Water conservation, information, gardening resources, moneysaving tips.
<http://www.ccwater.com>

Allied Waste Services of Contra Costa County, 925-603-1144
<http://www.pleasanthillbayshoredisposal.com>
Valley Waste Management (recycling and yard waste service): 925-935-8900

Canal Maintenance, 925-313-2235
 The canal is part of the Contra Costa County Flood Control and Water Conservation District Maintained by the Public Works Department

Graffiti Reporting: City of Walnut Creek, 925-943-5854

Did You Know- City Council Meetings

Walnut Creek City Council meetings are held the first and third Tuesday of each month at 7 p.m. in the Council Chamber at City Hall, 1666 North Main Street. All Council meetings are televised live over Comcast Channels 28 and Channel 26 (Rossmoor), on Astound Channel 29, and on AT&T U-Verse Channel 99. The meeting broadcast is repeated in its entirety the following Saturday at 1 p.m. and Sunday at 6 p.m. on Comcast Channels 28 and 26 and on Astound Channel 29. Council Meetings are also streamed online live at <http://www.walnut-creek.org/services/citizen/granicus.asp>. This link also provides upcoming meeting agendas and archived minutes, agendas, and video of past meetings.

Woodlands Association Board of Directors

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

Adrienne Robillard ~ *President*

Open ~ *Vice President*

Jan Gall ~ *Treasurer*

William Gilmyers ~ *Secretary*

Marc Graves ~ *Newsletter Advertising*

Deanna Constable ~ *Newsletter Coordinator*

James Goudy ~ *Webmaster*

Kay Ready ~ *Newsletter Distribution Manager*

Upcoming Board Meetings

8 - 9 a.m.

Saturday, September 7th

Saturday, October 5th

in the Conference Room at the Ygnacio Valley Library (back door)

Woodlands residents are encouraged to attend board meetings.

Changes in Woodlands Board of Directors

By Deanna Constable

In August, we had several changes to the Woodlands Association Board of Directors. Due to a new job opportunity in Washington State, Arsen Kitch has had to resign effective 8/3/14. Adrienne Robillard has been recommended and approved to become the new Board President as of that date, leaving the position of Vice President open.

In addition, long-time board member Ed Wohlers has resigned as Secretary effective 8/4/13. Ed previously served as President and held many other board positions. He advocated for the neighborhood's interests during the application made by McDonald's to put a store in the brick bank building and also served as a resident member of the AC Committee

during Safeway's proposal process. Woodlands Resident Bill Gilmyers is stepping into the Secretary position and we welcome him to the Board. We would like to thank Arsen and Ed for their hard-work and dedicated service to the Woodlands community.

This Month at the Woodlands Cabana Club

Closing Day

It is hard to believe that the season is nearly over and that school is back in session. Closing day for the Cabana Club is Sunday, September 13, 2013. Please join us for the yearly "State of the Club" address and more information on board member elections.

Save the Date!

The 2nd Annual Hokanson Chili Challenge will be held on Oct. 20, 2013, at the Woodlands Cabana Club, so dust off those chili pots and get ready to cook up your best batch of chili! Stay tuned for more details.

Two New Businesses Coming to Our Neighborhood

By Deanna Constable

The Woodlands will see two new businesses opening doors in the future. According to the Contra Costa Times' August 2nd article, Whole Foods will be coming to the Encina Shopping Center. The store will be roughly 38,000 square feet in size and is expected to take over the existing space now occupied by Safeway, which, as we have reported, intends to build a larger store across the street. The new Whole Foods store is expected to create about 175 jobs and would open during its 2014 fiscal year or later.

Also, a new restaurant will be coming to the Citrus Marketplace to take over the space formerly used by Carl's Jr., next to Panda Express, in a few months' time. Denica's Café, which also has a café in Dublin, will offer a breakfast and lunch menu including homemade cookies, pastries, a full breakfast menu, sandwiches, and gourmet salads. To preview their menu options, visit their website at <http://denicascafe.com/>.

No Need for Safeway with Nob Hill, Trader Joe's and Soon Whole Foods

by Steve Elster, Woodlands resident

Last year, as part of the Safeway/Shadelands Advisory Committee process, the City commissioned an economic study to evaluate whether there is sufficient economic support in our community for the 55,000 square foot supermarket that Safeway wants to build in the Shadelands. By relying on several one-sided, pro-Safeway assumptions, that economic study claimed that our community can support another supermarket/drug store of 55,024 square feet. In other words, by a whopping 24 square feet, the economic study barely penciled out the 55,000 square foot supermarket Safeway would like to build in the Shadelands.

As noted however, the economic study relied on several one-sided, pro-Safeway assumptions including: (1) ignoring the likelihood that another supermarket will replace Safeway at its current location in the Encina Grande shopping center, (2) ignoring Trader Joe's as a source of groceries in our community, and (3) assuming that residents living by the Safeway at Treat and Bancroft will bypass that Safeway to shop for groceries in our neighborhood. Facing growing criticism of the economic study's biased assumptions, the City commissioned a peer review of the economic study. The peer review was finally released a few weeks ago. The result? Specific affirmation of all of these criticisms of the economic study, which the peer review summed up by stating that the economic "study's trade area does not appear appropriately sized or characterized."

In addition, two weeks ago Whole Foods announced that they would be taking over AND EXPANDING the space that Safeway will soon be vacating in Encina Grande. The expanded supermarket that Whole Foods intends to open will be more than 68% larger than the existing Safeway.

It is now more evident than ever that a Safeway supermarket is the most unneeded and inappropriate component of any development in the Shadelands. Between Nob Hill, Trader Joe's, BevMo, and a Whole Foods expanding in Encina Grande, not to mention the Safeway supermarket at Treat and Bancroft, there is no reason that the City should allow Safeway to burden our community with a Safeway supermarket in the Shadelands. The Gateway to Walnut Creek deserves better than a third shopping center with a third supermarket.

If you agree that Safeway's property in the Shadelands should not be rezoned for a shopping center and a supermarket, please contact me at manfromcal@sbcglobal.net.

Disclaimer: The views expressed are those of Woodlands resident Steve Elster. The Woodlands Association Board has not expressed an opinion rejecting or endorsing any proposal or planned rezoning by Safeway. The Woodlands Association may take a position on a proposal in the future based on hearing from the community and evaluating a more developed proposal.

SCHOOL NEWS *Northgate High*

PFC Board 2013-14 - We Want YOU!

The Northgate Parent Faculty Club (PFC) is looking to fill a few more Board Positions for the upcoming school year. Please consider yourself. Volunteering is a great way to get to know the school and to give back to the community. If you are interested in any of the open positions or need more information about them, please email Jenny Crosthwaite, Nominating Chairperson at jenniferc@yahoo.com.

The following positions are still open: Grad Night Chair, Spring for Education Support

Thanks for all that you do as parents. I look forward to hearing from you!

Jenny Crosthwaite, Nominating Chair and VP, Northgate PFC

For Immediate Family of Seniors -

We invite you to leave a special note to your son, daughter, or sibling in his or her high school yearbook.

Messages can only be placed by immediate family. Due to limited space, each senior will be allowed no more than two messages, so it is imperative that messages are submitted early.

Please go to: <http://library.constantcontact.com/download/get/file/1011148481034-388/NorthgateAds14-2.pdf> for details

If you have any questions please contact Erin Parsons at parsonse@mdusd.org

PSAT Prep Seminar

SOPHOMORES & JUNIORS PREPARE FOR THE TEST!

This is Presented by Ames Seminars and is a fundraiser for the NHS Parent Action Team

Seminars begin September 26. For details, go to: <http://library.constantcontact.com/download/get/file/1011148481034-389/Northgate+PSAT+2013-3.pdf> or call Ames at 925.937.2280 amesprep.com

Foothill Middle School Magazine Drive

The Foothill PFA will be conducting our annual magazine subscription fundraiser between September 20th and October 10th this fall. Please save your subscriptions by not ordering directly from the publishers.

If you would like to place your orders early, you may do so now online at www.aphearst.com. Students will receive prize credit for all orders placed from now until the sale's conclusion.

Our school code for online ordering is FOOHILLMS. We have over 650 magazine offers that you may order at special discount prices. You may renew the magazines you already take, order new subscriptions or give them as gifts (gift cards are also available).

This year we will be offering many more digital subscriptions for your computer, iPad, Kindle, etc. The number of titles offered digitally is increasing each year.

Aside from Educational Fund donations, Foothill's magazine drive is our sole PFA fundraiser for the school year. Revenues from the magazine drive will help pay for such PFA-sponsored initiatives as:

- Additional sections of math and science in 7th and 8th grade to reduce class size
- School-wide technology upgrades
- Library staff for increased hours of student use, including brunch and lunch time
- Counselor - 4 days a week
- Computer technician and assistant

Thank you for your support of this worthwhile cause. If you have any questions please contact carolberger@astound.net or amygolan@gmail.com.



A Special Thank You to Ed Wohlers

By Elsie Witt and Deanna Constable

The Board would like to thank Ed Wohlers for his two terms of service as Board president since 2008 and prior to that as Board Treasurer from 2004 to 2008. He most recently served as Secretary. Under Ed's outstanding leadership the Board has continuously produced a monthly newsletter for all Woodlands residents entirely paid for through advertising. He has tirelessly trained and assisted every board member for over a decade.

Ed's contributions are too many to list in a single article. He helped to develop the Woodlands website that captures the history of our neighborhood, woodlandsassn.org, and he continues to inform residents of civic projects and possible developments that affect the quality of life in our community. In the past when residents and business owners experienced an increase in burglaries and theft, Ed and the Board worked with the city and police department to hold neighborhood meetings to protect ourselves and utilize the support of police officers assigned to patrol our area.

Ed was also instrumental as part of the Walnut Creek Advisory Committee to help explore Safeway's proposal to amend the City General Plan and change Safeway's property's designation from Business Park to general mixed use. In addition, he helped bring awareness to the McDonald's corporation intent to develop the property at the corner of Citrus Avenue and Oak Grove Road.

Thank you, Ed, for your commitment to the Woodlands- you have made such a positive difference to our neighborhood.

Limited Visibility Caused by Extended Parking on Citrus Avenue

By Adrienne Robillard

Since June, a RideShare minivan and a California Adventure Camps minibus have been parking for what seem to be consecutive days on Citrus Avenue between the exit from Citrus Marketplace and Conifer Lane/Court. With the RideShare minivan on the eastern side of the street and the California Adventure minibus on the west side of the street, the two-way road becomes dangerously narrowed. Visibility for those making a left-hand turn out from Nob Hill foods is limited.

The Woodlands Association has been in contact with the city's parking enforcement officer, Sandy Mulligan, whose team has promptly assessed the situation. An officer checked the two vehicles and relayed that these vehicles are not considered 'commercial' due to their weight and they appear to be moving regularly, though the officer did mark one vehicle to ensure it is moved within 72 hours.

Officer Mulligan explained that the addition of additional 'no parking' signs to this area of Citrus Avenue may only move the vehicles further into the neighborhood. She and her team continue to monitor the situation. As of the printing of this month's newsletter, the California Adventure Camps bus appears to be parking elsewhere.

If you see these or any other vehicles parked for over 72 hours, please contact Sandy Mulligan at mulligan@walnutcreekpd.com or 925.943.5874. Let's all do our part to park responsibly.

Advertise With Us!

To Advertise in the Woodlands Newsletter,
Contact Marc Graves at Woodlandsassn@yahoo.com
or 925-336-6272

Advertising Rates & Sizes

Please note: the actual sizes below allow for binding/bleed space. Size = height x width in inches

Full Page – 10 x 7.5 - \$90/month

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

NEW Advertising Deadline

Please submit all ads and
payments for the next issue by

September 10, 2013

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 and Microsoft Word documents.
- If you only have a paper copy of your ad, please mail it and the payment to: Woodlands Association, PO Box 31085, Walnut Creek, CA 94598
- Payment is due when you submit your ad. Please make checks payable to "Woodlands Association" and mail to: PO Box 31085, Walnut Creek, CA 94598

WOODLANDS POLICE CALLS

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.

Police Calls from 7/12/13 to 8/9/13

06/11/13 19:29:30 500 Bl Banyan Cr at the park, Subjs
07/20/13 00:20:43 3600 Bl Citrus Av. Loud party.
Dispo: contacted resident advised regarding noise. Noise
Complaint.

07/22/13 18:12:40 2100 Bl Oak Grove Rd. WMA 19 YO,
blonde hair; light grn shirt, surfer shorts, red back pack
was squatting down in the bushes urinating. Last seen 10
ago near the front entrance. DISPO: UTL/GOA Service to
Citizen.

07/24/13 21:55:21 2200 Bl Oak Grove Rd. Kid acted
suspiciously at the checkout then ran off after dropping
his fake ID. DISPO: Subject left fake ID at store and left
with no alcohol. Unable to locate a match with the name
on the fake ID. Susp. Circumstance.

07/25/13 21:26:19 Perada Dr/Bayberry Dr. Reports 6-8
subjs walking onto the trail that goes into the open space.
Occ'd in the last 30 minutes. Subjs described as late teens
unk if m/f. Dispo: contacted one subj who was warned.
Susp. Circumstance.

07/27/13 09:06:37 Perada Dr / Bayberry Dr. Reports
homeless encampment has re-appeared, n side of the
canal. DISPO: Remnants of encampment. No one around.
Service to Citizen.

08/01/13 07:15:04 3100 Bl Peachwillow Ln. Reports
large tree branch that has fallen from a tree on private
property that is blocking the sidewalk and part of the
street. RP concerned for ped traffic but refused to contact
homeowner to see if they've already made arrangements
to have it taken care of. Dispo: moved to the side. City
advised to determine ownership. Service to Citizen.

08/01/13 18:50:25 Oak Grove Rd/Peachwillow Ln. WHI
car has the sun visor up that says "need help call police".
Req we check it out. Dispo: contacted via 21. Accidental.
Will flip the visor over. Susp. Circumstance.

08/02/13 07:32:19 Ygnacio Valley Rd / Oak Grove Rd.
RP reporting the smell of smoke on the canal trail in the
tunnel. Dispo: CFD advised. Susp. Circumstance.

08/02/13 21:26:14 3200 Bl Peachwillow Ln. Reports
hearing loud talking and laughing at the school. Dispo:
Determined the noise was coming from an adjacent house
not the school. Noise complaint.

08/04/13 00:24:54 2000 Bl Banbury Rd 2 suspicious
juv males, one wearing hat, one in sweatshirt. Dispo:
Juv's throwing waterballons, they were advised and went
home. RP contacted, and the house was secure. Service to
Citizen. (Case No. 13-24200)

08/05/13 16:11:05 3500 Bl Citrus Av. Reports theft of
license plate. Dispo: Front lic plate stolen. Theft.

08/05/13 22:24:56 2300 Bl Banbury Pl 4 teenagers in
RP's backyard. DISPO: Determined to be juvs from Case
No. 13-24393. Service to Citizen.



Good Neighbor Reminder – Cars, Boats, RV's

By: Ed Wohlers

Many of us walk or run throughout the neighborhood since it is such a beautiful place. One thing I've noticed while walking around the neighborhood is that some people have had the same cars, boats, RV's, trailers, etc. parked in the drive way, or street for an extended period of time without movement. Vehicles and trailers that are not maintained (mechanically and in appearance) can tend to become eyesores.

Vehicles parked on private property are subject to the rules enforced by Walnut Creek Code Enforcement, which can be contacted by calling 256-3508 or 943-5863. RV's can be parked in your driveway for 4-5 days without violating Walnut Creek municipal codes. Boats and trailers are not permitted anywhere in the front yard.

Vehicles parked on the public street are subject to the Walnut Creek police jurisdiction. Commercial vehicles

cannot be parked in residential neighborhoods except to load, unload, or to do a specific task. Boats, cars, and trailers cannot be parked on the street for more than 72 hours without moving. RV's cannot be parked on the street from 2am – 6am at all without a free permit that can be obtained from the City of Walnut Creek.

This permit allows visitors with RV's to park on the street for 3 days. Permits for resident RV owners can be obtained for up to 2 days before and after a trip to load, unload, and clean your RV's. To report a violation, you can call the Walnut Creek police at 943-5844. Ask for dispatch and then parking enforcement to provide details for enforcement.

Please consider whether you have one of the above cars, boats, trailers, or RV's and whether it may be better stored in an appropriate storage facility outside the Woodlands.

Just in Time for Labor Day: EatingWell *Deviled Eggs*

Active time: 20 minutes

Total: 20 minutes

To make ahead: Cover and refrigerate for up to 1 day.

Deviled eggs are a perennial Labor Day potluck favorite. This recipe replaces some of the egg yolks with nonfat cottage cheese—keeping the filling velvety and rich while reducing some of the fat. No one will know the difference!



Ingredients:

- 12 large hard-boiled eggs
(see Tip), peeled
- 1/3 cup nonfat cottage cheese
- 1/4 cup low-fat mayonnaise
- 3 tablespoons minced fresh chives or scallion greens
- 1 tablespoon sweet pickle relish
- 2 teaspoons yellow mustard
- 1/8 teaspoon salt
- Paprika for garnish

Directions:

1. Halve eggs lengthwise with a sharp knife. Gently remove the yolks. Place 16 yolk halves in a food processor (discard the remaining 8 yolk halves). Add cottage cheese, mayonnaise, chives (or scallion greens), relish, mustard and salt; process until smooth.
2. Spoon about 2 teaspoons yolk mixture into each egg white half. Sprinkle with paprika, if desired.

Makes 24 servings.

Per serving: 34 calories; 2 g fat (1 g sat, 1 g mono); 71 mg cholesterol; 1 g carbohydrate; 3 g protein; 0 g fiber; 85 mg sodium; 31 mg potassium.

Tip: To hard-boil eggs: Place eggs in a single layer in a saucepan; cover with water. Bring to a simmer over medium-high heat. Reduce heat to low and cook at the barest simmer for 10 minutes. Remove from heat, pour out hot water and cover the eggs with ice-cold water. Let stand until cool enough to handle before peeling.

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MEET TISH...

Tish Kanat has been in Real Estate for most of her life. Born and raised in Oakland she started her career right out of college while looking for a teaching job. Tish's father, Dick Murphy, bought one of the first Century 21 franchises back in 1976 and opened it across from Mills College. It was called Century 21 Murphy & Associates. Here Tish learned the ropes from a professional, and it was a perfect match.

Five years later, after meeting and marrying Marc Kanat of Fox & Carskadon, Tish and Marc worked in Montclair and together sold real estate for Mason McDuffie.

Home prices and job opportunities encouraged a family move to Contra Costa County. Mom to four, Tish worked part time for Century 21 Hosking & Associates in Walnut Creek. After raising the children and facing an "empty nest" Tish decided it was time to pursue a job in the Mortgage business as her husband, Marc, had done previously.

A background in wholesale and retail lending has proven invaluable to her real estate business. The lending rise and crash that took real estate values up and down in the early 2000's is not news to Tish. After realizing the market had changed it was time to decide if mortgage or real estate was the path to take. Tish joined Keller Williams Realty to hone her skills, and then joined Dudum Real Estate Group, already a well seasoned agent.

Tish offers 30 years experience in the local area, expertise in all types of real estate transactions and an enthusiastic and positive attitude. Your needs are most important to her and the results proven.

Tish can help make your real estate dreams a reality by opening doors of opportunity!

CURRENT MARKET ACTIVITY IN THE WOODLANDS...

Status	Address	LP	SP	BR	Bth	PB	SqFt	Lot SqFt
SLD	608 BANYAN LN	\$689,900	\$675,000	4	2	0	1930	9,900
SLD	3538 BAYBERRY DR	\$699,900	\$725,000	3	2	0	1690	8,625
SLD	3551 BAYBERRY DR	\$700,000	\$772,500	4	2	1	2167	9,200
SLD	3255 PRIMROSE LN	\$715,000	\$715,000	3	2	0	1770	10,500
SLD	3528 CASSENA DR	\$739,000	\$785,000	4	2	1	2167	8,855
SLD	3641 Citrus Ave	\$745,000	\$770,000	4	2	1	2056	8,855
SLD	528 FIRESIDE CT	\$749,000	\$765,000	4	2	1	1968	9,600
SLD	537 Banyan Circle	\$765,000	\$850,000	4	2		2211	10,400
SLD	563 BANYAN CIR	\$799,000	\$827,500	5	3	0	2352	8,500
SLD	3221 SUGARBERRY LN	\$639,950	\$695,000	3	2	0	1996	8,400

Woodlands Annual Garage Sale

Sunday, October 6, 2013

A map of the neighborhood, identifying the locations of those who are participating in the garage sale is created to aid buyers to find your homes. Maps will be provided to the participants to hand out to buyers. To get on the map you need to register. You may still participate without registering.

Beginning Sunday, September 1st
call 945 - 4575 To Register !
Please do not call prior to this date

Registration Ends Sunday,
September 29th !

When you call, please leave (1) your name, (2) home phone number, (3) address, & (4) a brief description of the items for sale. You will receive a call back to confirm the information within a few days.

*Garage sale hours are advertised as 9:00 a.m. to 3:00p.m.
You can open and close your garage whenever you wish.*

**Because of the details involved in setting up this event,
Please Call No Later Than 6:00 p.m., Sunday, September 29th**



David Galindo CRS
Jan Williams GRI, CRS

J. Rockcliff Realtors

*1700 North Main Street
Walnut Creek, Ca 94596
(925) 945-4575*

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- 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
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