

# The Woodlands

Keeping You Informed For 50 Years

August 2015

## 4th of July - Floats and Fun

by Erik Ehlers



The 112<sup>th</sup> annual Woodlands 4<sup>th</sup> of July parade was a rousing success (some historians dispute the longevity of the parade, but when is Wikipedia ever wrong?). While participants in this year's festivities had to do without having a fire truck lead the parade, they did have the usual cacophony of bike riding children, tyrannical tree squirrels and patriotic canines.

Highlights included yet another float that might be more at home in the Rose Bowl parade than traveling down Citrus, thanks to the continued efforts of the Rattaro family, who brought everyone along for a high flying adventure with their tribute to fighter jets.

The route took participants from the front of Valle Verde Elementary School all the way to the Cabana Club. It is not often that even the most connected helicopter parent is relaxed when their five year old rides a bike down the middle of the street, but during the festivities, the only injuries seemed to come from tooth decay after kids on bikes distributed several kilos of sugary treats.

After the rigors of the parade, it was no surprise that everyone was ready to enjoy a dip in the Cabana Club pool, as well as some tasty barbeque and the shade of their canopies. Some music and socializing helped the Woodlands once again commemorate our nation's birth.

## Woodlands 2015 Board Elections Celebrating a Second Term

The Woodlands Board is excited to share that Jan Gall, Treasurer and Bill Gilmyers, Vice President, received top votes and will be continuing their roles serving the Woodlands community through July, 2017. Thank you Bill and Jan for your continued commitment to our neighborhood!

## The Orchards at Walnut Creek

By Adrienne Robillard

The Woodlands Association recently spoke with Ethan Bindernagel, Sr. Planner with the City of Walnut Creek, when Mr. Bindernagel gave us information regarding The Orchards at Walnut Creek development. As you have probably seen through the site's fencing, earthwork permits are in effect and grading began on the 25-acre site on 6/29.

The building permits are being comprehensively processed to ensure that what was proposed and approved is actually what will be built, built safely and built to code. To put things into perspective, the 25-acre site is similar in size to the whole of the core downtown of Walnut Creek. There are many pipes, conduits, dry utilities, sewer lines, and more to be reviewed in the process.

The opening date for The Orchards is estimated for October 2016 rather than October 2015. If you have any questions, you can contact Mr. Bindernagel directly at [Bindernagel@walnutcreek.org](mailto:Bindernagel@walnutcreek.org) or by telephone at 943-5899 ext. 2250. The developer is also providing updated information at <http://safewayatorchards.com/construction-updates/>. The Woodlands will continue to inform the community with updates on the development in this newsletter and on our Facebook page at [www.facebook.com/WoodlandsAssn](http://www.facebook.com/WoodlandsAssn).



## In This Issue...

- Floats and Fun . . . . . 1
- Celebrating a Second Term . . . . . 1
- The Orchards at Walnut Creek . . . . . 1
- Cabana Club . . . . . 3
- Woodland Police Calls . . . . . 3
- School News . . . . . 4
- Advertiser Contents . . . . . 5
- Eric Says. . . . . 5
- Woodland Wordsmith . . . . . 5
- A Garage Sale . . . . . 9
- Recipe: Pineapple Upside Down . 14

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](http://www.WoodlandsAssn.org)

**Newsletter Advertising:**  
[woodlandswalnutcreek@gmail.com](mailto:woodlandswalnutcreek@gmail.com)

**Newsletter Delivery:**  
 Jennifer Zotti ~ [jennsta2000@yahoo.com](mailto:jennsta2000@yahoo.com)

**Web Site Inquiries:**  
[woodlandswalnutcreek@gmail.com](mailto:woodlandswalnutcreek@gmail.com)

**Neighborhood Inquiries:**  
[woodlandswalnutcreek@gmail.com](mailto:woodlandswalnutcreek@gmail.com)

Woodlands Association  
 P.O. Box 31085  
 Walnut Creek, CA 94598

Newsletter printed by  
**Minuteman Press**  
 (925) 256-6444

## 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](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>  
 To report a suspicious circumstance, call 925-935-6400

**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](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**

**Contra Costa County Animal Control, 925-335-8300**  
 After business hours, contact the Walnut Creek Police through Dispatch Center at 925-935-6400. <http://www.co.contra-costa.ca.us/index.aspx?NID=59>

**Street Maintenance: 925-943-5854**

## Let's Get to 300 Facebook Likes!

Visit the Woodlands on Facebook at [www.facebook.com/WoodlandsAssn](http://www.facebook.com/WoodlandsAssn) to see what your neighbors are posting about – from community event updates

to goats in the gully. We are at 272 “Likes” and it’s our new goal to reach 300 this summer. Invite your friends and neighbors to join our Facebook page, post photos from the 4<sup>th</sup> of July Parade, and other fun Woodlands moments.



## Woodlands Association Board of Directors

- Adrienne Robillard ~ *President*
- Bill Gilmyers ~ *Vice President*
- Jan Gall ~ *Treasurer*
- Erik Ehlers ~ *Secretary*
- OPEN ~ *Newsletter Coordinator*
- James Goudy ~ *Webmaster*

Jennifer Zotti ~ *Newsletter Distribution Manager*  
 Interns: Danielle Arauzo & Talia Arauzo

## Upcoming Board Meetings

**8:00 - 9:00 a.m.**  
**Saturday, August 1<sup>st</sup>**  
**Saturday, September 5<sup>th</sup>**

at Denica's,  
 2280 Oak Grove Road,  
 Walnut Creek  
 (in Citrus Marketplace)

Woodlands residents are encouraged to attend board meetings.

# This Month at the Cabana Club

Summertime Rolls! Come on down to swim some laps or run some energy out of the kids. Hours are as follows:

<b>June 12 to August 23</b>	
Weekdays	11:30 AM - 8:00 PM
Weekends	12:00 PM - 8:00 PM
<b>August 24 to September 13</b>	
Weekdays	4:00 PM - 7:00 PM
Weekends/Holidays	12:00 PM - 6:00 PM
<b>September 19 - 27</b>	
Weekends	1:00 PM - 6:00 PM
* Weather permitting	

## Swim Lessons

There's still time to sign up for swim lessons!

### Woodlands Swim School 2015

Week 7: July 27-July 31

Week 9: August 10-14

Week 8: August 3-7

Week 10: August 17-21

### Mondays and Wednesdays:

Member/Non Group Beginners 12:00-12:30

Member/Non Group Intermediate 12:30-1:00

Member/Non Group Advanced 1:00-1:30

(Private Lessons beginning at 12)

### Tuesdays and Thursdays:

VVCC Group Beginners 1:00-1:30

VVCC Group Intermediate 1:30-2:00

Group Advanced 2:00-2:30

(Private lessons beginning at 12)

Water Aerobics 4:45-5:45

### Fridays:

Private Lessons all day beginning at 12:00 pm

### Pricing:

#### Private 30-minute swim lesson

**Members & VVCC: \$30.00**

**Non-Members: \$40.00**

**\*\*Are you signing your swimmer up for multiple 30-minute private lessons? How about our BOGO deal? Buy a lesson and get a second one half off! OR you can buy two lessons and get a third one free! \*\***

Water Aerobics- Free for Members

\$5.00 for Non-Member Seniors

\$10.00 for Non-Senior Non-Members

Group Lessons (30 minutes)

### Monday & Wednesday

Members: \$45.00 total/week

Non-Members: \$65.00 total/week

Valle Verde Children's Center Group Lessons (30 minutes)

### Tuesday & Thursday

\$45.00 total/week

Please register through Emily Andrews for Woodlands Swim School at [woodlandsswimschool@gmail.com](mailto:woodlandsswimschool@gmail.com). Checks can be made out to "Woodlands Swim School" or you can make payments through PayPal at [lil\\_hem@yahoo.com](mailto:lil_hem@yahoo.com). Private lessons can be scheduled between 12:00pm and 7:00pm Monday through Friday. ☺

# 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](http://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 05/12/15 - 06/10/15

06/12/15 18:30:28 Peachwillow Ln. / Oak Grove Rd.

Lights are malfunctioning, westbound Peachwillow to cross Oak Grove sitting through several cycles before the light turns green. Reporting party states its been occurring several times this week. Dispo: email sent to signal master. Signal Malfunction.

06/17/15 23:02:27 Ygnacio Valley Rd. / Oak Grove Rd.

Eastbound Ygnacio - 3 teens on scooters going up the hill towards Cowell darting in and out of the roadway causing a hazard, ls 1 ago. Dispo: unable to locate, gone on arrival. Miscellaneous Traffic.

06/23/15 20:46:18 Citrus Ave. / Perada Dr.

Reporting party reporting an electrical wire hanging over the side walk. Dispo: phone line down. Phone company contacted. Assist Agency.

06/25/15 20:30:11 Ygnacio Valley Rd. / Oak Grove Rd.

Vehicle pulled over to the side, gold older jeep cherokee, 3 subjects walked up the hill with binoculars. Requested area check. Sounds like near the top of the hill. Dispo: no violation. Susp. Circumstance.

06/29/15 10:47:13 3000 Bl Peachwillow Ln.

Reports suspicious vehicle: older model green truck- hispanic male adult approximately 40 y/o wearing gray shirt. Currently sitting in the truck talking on the phone. Has been hanging around the neighborhood, was seen 2 weeks ago- today has been parked in front of the residence for the past 1 hr. Dispo: Had job on banyan. Susp. Circumstance.

06/29/15 14:44:43 3400 Bl Peachwillow Ln.

Theft of cat converter from green toyota tundra. Occurred sometime between yesterday at noon and midnight. Dispo: as reported. Theft.

07/04/15 21:52:48 3200 Bl Peachwillow Ln.

Reports subjects setting of fireworks from the school area. Dispo: info to officers. All Other Offenses.

07/04/15 22:15:26 500 Bl Banyan Cr.

Large party with loud music across from above address, they are also shooting off fireworks from the backyard and they are landing in the street. Dispo: homeowner agreed to turn down loud music. Noise Complaint.

07/10/15 03:34:37 3500 Bl Citrus Ave.

Reports 19 y/o is depressed, locked himself in his room, but went out the window and drove away. Left in white 2004 nissan alta. Dispo: civil advice. Susp. Circumstance.

# SCHOOL NEWS

## Valle Verde Elementary School

### 8/6: Kindergarten Screening & Lemonade Stand

On Thursday, **August 6th**, from **8 am to 11 am** and **2 pm to 4 pm**, we will have a drop-in **Kindergarten screening** day. If you are a new, incoming Kindergartener family (not a returning Transitional Kindergartener), please bring your child. The screening takes about ten minutes and provides information to better place your student. Our PTA will be hosting a **Lemonade stand** to welcome new families to Valle Verde, answer any questions you may have and give casual tours around the school, including the library, computer lab, MUR and shared spaces for classes (called "pods").

### 8/17: Drive through registration

On Monday, **August 17th**, ALL families may pick up a registration packet. Simply drive through the bus circle anytime between **7-10 am** or **5:30-6:30 pm** (you don't even have to get out of your car). In your packet, you will find an emergency card for each of your children and some very important school and PTA information, including a "save the date" magnet with key dates, phone numbers and addresses. Please review the emergency contact card carefully to make sure the information is correct. **Make corrections in red and sign the back of the sheet.**

### 8/19: Walk through registration

On Wednesday, **August 19th**, ALL families may come to Valle Verde anytime from **10 am to 12 pm** or **5 pm to 6:30 pm** **with your registration packet**. Please make sure you have the signed emergency card(s). Come through the office. There will be two lines by last name, A-L and M-Z. Trade your emergency card for your student(s) class assignment. From there, exit down the office hallway into the Staff lounge and pick up additional school information. As you exit into the quad, PTA will have several booths set up. You will be able to purchase a yearbook, talk to our cafeteria manager, purchase spirit wear, explore volunteer opportunities, and learn about our onsite daycare and more.

### 8/24: Transitional Kindergarten and Kindergarten Meet Your Teacher

Come to your child's classroom from 9:00 to 10:00am and meet your teacher!

### 8/25: First Day of School & Coffee Social

Tuesday, **August 25th** is the first day of school. After you settle your child into class, stop by the PTA sponsored Coffee Social in the MUR. Have a treat, catch up with old friends and meet new families. We will be on the regular Tuesday schedule for the first day of school.

### 8/27: Ice-Cream Social

On Thursday, **August 27th** from **5:30pm to 7:30pm**, the PTA is sponsoring a (free) ice-cream social behind the MUR. Bring the entire family and enjoy a treat, while the kids have fun re-connecting with friends and so will parents!

## Foothill Middle School

August 17- Foothill Middle School Walk-Through at 1pm (students and families will turn in forms, receive class schedules and check out text books)

August 18- Camp Griffin

August 25- First Day of School 2015-16

August 26- First short Wednesday

August 27- Fall pictures all day during PE

September 2- Back to School Night

Foothill Middle School has been honored with the California Gold Ribbon School Recognition. They are so honored and would like to thank everyone for all they do to make them an award winning school!

## Northgate High School

August 13 - Walk-Through Registration (12th grade: 8-11am, 11th grade: 1-4pm)

August 19- Walk-Through registration (10th grade: 8-11am, 9th grade: 1-4pm)

August 20- Freshman Orientation, 8a-1pm, Gym, Bring \$2 for Lunch, \$30 for PE Clothes

August 20- New Student Orientation for Grades 10-11, Gym, Bring \$2 for Lunch, \$30 for PE Clothes

August 20- Incoming Parent Night, Gym, 7-8pm

August 25- Make-up Walk-Through Registration 7:30-8:30am: parent/guardian must accompany student

August 25- First day of school for students (PerA: 7-7:50 am, Per1-6: 7:55- 3:05pm)

## Please Drive Slowly!



### By Julie Rattaro

As school begins and our neighborhood sees more children out and about, we ask that you please drive slowly! Here are some facts about speeding:

-Most speeders in your neighborhood live in your neighborhood. (KKAD25)

-Speeding in residential neighborhoods represents the single greatest complaint issue to police departments and city council representatives throughout the U.S. (KKAD25)

-It is not unusual for speeders to be clocked in excess of 40 mph (and even 50 mph on occasion) in 25-mph zones. (KKAD25)

Speeding extends the distance necessary to stop a vehicle.

- At 20 mph the total stopping distance needed is 69 feet.
- At 30 mph, the distance needed is 123 feet.
- At 40 mph, the distance needed is 189 feet which may not be enough distance and time for you to avoid hitting an object or person on the road (USDOT, NHSTA)

If you hit a pedestrian,

- At 20 mph 5% will die
- At 30 mph 45% will die
- At 40 mph 85% will die (USDOT)

Drive slower for your safety and for those around you. Please help keep our neighborhood safe!

Resources:

KeepKidsAliveDrive25.org

U.S. Department of Transportation

National Highway Traffic Safety Administration

# ADVERTISING

## Advertiser Contents

BELFAST PLUMBING ..... 11  
 BLADES OF GLORY..... 14  
 BRUCE LESSER - REALTOR ..... 13  
 DAYNA WILSON - REALTOR ..... 7  
 GOLDEN PALM LANDSCAPE..... 9  
 HAPPY NEST CHILDCARE..... 11  
 HOUSE DOCTOR - VICTOR LOPEZ..... 13  
 KYLE M. JOHNSTON - ESTATE ATTORNEY ... 9  
 MARC GRAVES - REALTOR ..... 10, 16  
 MELANIE AND RAY KOZAK - REALTORS .. 6  
 MINUTEMAN PRESS ..... 16  
 PLAYPAL PET CARE ..... 5  
 RENEE WAGNER - REALTOR ..... 15, 16  
 STEVE HANSEN - REALTOR ..... 8  
 YOUR LOCAL HOME REPAIRS..... 12



### Eric Says:

By Erik Ehlers

Did you know...

If you place a brick in the tank of your toilet, you can reduce the amount of water you use each time you flush?

### ARE YOU A WOODLAND WORDSMITH??

The Woodlands Board is looking for someone who has experience and/or interest in journalism and publishing to fill the open position of Newsletter Coordinator. This is an opportunity to contribute your skills to the publication of The Woodlands newsletter each month by compiling monthly articles to send to the printer, editing where needed, providing input into what content we publish, and communicating timely information to the Woodlands community. Plus, this is a great way to enhance and update your resume.



To find out more about this opportunity, please email us at [woodlandswalnutcreek@gmail.com](mailto:woodlandswalnutcreek@gmail.com).

**PlayPal** Formerly Professional Pet Care Services  
**PET CARE**



Pet sitting,  
 dog walking,  
 nail trimming,  
 doggy baths & more!

*Lisa M. Colindres*  
 1 (925) 421-1120  
[Playpalpetcare@gmail.com](mailto:Playpalpetcare@gmail.com)  
 References available

Local Woodlands resident!

**PROFESSIONAL, RELIABLE, AFFORDABLE**



## Melanie and Ray Kozak



**Real Estate Professionals and  
Northgate residents for over 20 years**  
[www.thekozakteam.com](http://www.thekozakteam.com)

Melanie Kozak  
BRE# 00766979  
mkozak247@gmail.com  
925-457-0073

Ray Kozak  
BRE# 01410748  
raykozak@gmail.com  
925-330-0624

*We are known for service and respected for results!*



*If you have been thinking of selling your home, market conditions are very favorable for you right now. Please call us for a professional market analysis so we can show you what your home might sell for and how our 28-point marketing plan will get you the best price in the shortest time. We also have a proven strategy to get you into a new home while selling your current home.*

## Advertise With Us!

To Advertise in the Woodlands Newsletter,  
Contact [woodlandswalnutcreek@gmail.com](mailto:woodlandswalnutcreek@gmail.com)  
or visit [www.woodlandsassn.org/advertise](http://www.woodlandsassn.org/advertise)

### 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, 2015**

### Submission Guidelines

- Please submit your ad in the actual size/dimensions listed.
- Please email a digital file of your ad to [woodlandsassn@yahoo.com](mailto:woodlandsassn@yahoo.com). We accept PDF and Microsoft Word documents ONLY.
- Payment is due when you submit your ad. Please pay via [www.woodlandsassn.org/advertise/](http://www.woodlandsassn.org/advertise/) or make checks payable to "Woodlands Association" and mail to: PO Box 31085, Walnut Creek, CA 94598.

## Downsizing or Moving Up ~ Summer's THE time!

Enjoy a home sale or purchase that is simple and convenient with Dayna's careful management of each step of the process. **Expect** thorough and exceptional support and service from start to finish.



**COMING SOON!**

2137 OAKVALE ROAD  
WALNUT CREEK



**COMING SOON!**

2956 BELLA DRIVE  
CONCORD



**SOLD! \$975,000**

40 ELMWOOD COURT  
WALNUT CREEK

103% of list price, multiple offers, 6 DOM (Fixer-Upper)



Hire a Real Estate Professional who:

- Knows the local market, Proven Track Record
- Communicates regularly, Negotiates Effectively
- Handles all the details, Team of seasoned vendors

For ethical and reliable real estate assistance with a proven track record there is only ONE professional to call...



**Dayna Wilson - Top Producing Agent** CalBRE# 01781285

**925.788.6582** [Dayna@Day-RealEstate.com](mailto:Dayna@Day-RealEstate.com)

Recognized as a Five Star Professional 2012, 2013, 2014, 2015

**Two more sold with multiple offers for top dollar by Steve  
The right REALTOR for the right RESULTS**



**3522 Lime Tree Ct, Walnut Creek**

The Woodlands

4 Bedrooms, 2.5 Baths, 2-Story

List Price \$998,000 - Sold for \$1,025,000

Information and photos at

[www.3522LimeTreeCt.com](http://www.3522LimeTreeCt.com)



**915 Monet Cir, Walnut Creek**

Larkey Ranch

3 Bedrooms, 2.5 Baths, 2-story

List Price \$815,000 - Sold for \$850,000

Information and photos at

[www.915MonetCir.com](http://www.915MonetCir.com)

**Thinking about a move? Make sure to include the marketing professional  
in your interviewing process. All my Woodlands sellers are sure glad they did!**

**Bringing The Woodlands values up one seller at a time. I will expose your home in its  
most flattering light, so it will not be overlooked or undervalued.**

- Top Local Realtor, Consistently in The Top 3%
- Over 20 Years of Experience and Hundreds of Homes Sold
- Track Record of Listings Sold Above the Highest Comps
- Affiliated with The Best, Quality Company, Highest Market Share in Walnut Creek
- Great References From ALL my Happy Clients

**Call today for a FREE, no obligation consultation and an ACCURATE opinion of value,  
including advice on pre-sale preparation/staging for maximum appeal.**

**925-639-1979**

**Steve@SteveHansenHomes.com**

CA BRE#01174754



**The Marketing Professional**  
**STEVE HANSEN**



1700 N. Main St.  
Walnut Creek, CA 94596

**925.639.1979**

[www.SteveHansenHomes.com](http://www.SteveHansenHomes.com)



**Do You Have Questions About  
WILLS, TRUSTS & PROBATE?  
ASK LOCAL ESTATE ATTORNEY  
KYLE M. JOHNSTON**



**3021 CITRUS CIRCLE, SUITE 140  
WALNUT CREEK, CA 94598  
CALL US AT (925) 278 - 6180**

**PLANNING, TRUST ADMIN & PROBATE  
WWW.KYLEMJOHNSTON.COM**



**A Garage Sale Can Change Your Life!**

By Cyn Couloouthros, Cyn@TurboTidy.com

Can the Woodlands garage sale on Sunday, October 4, 2015 be the sign it's time to TURBO TIDY your home? Four tips to get you started:

- 1 GO DEEP. Create a vision for how you would like your home to look and function. For most people, the vision includes having A LOT less stuff!
- 2 DECLUTTER BY CATEGORY. Discarding by category is a way of seeing your belongings grouped by how you use them instead of by how you store them. Start with all of your clothes. Then sort the stuff you use for working, cooking, playing, and cleaning things.
- 3 START WITH YOURSELF. It is easy to see the clutter created by other people in your home. Real change begins when you fix your own clutter habits -- probably some you don't even recognize right now. Once you change, everyone in the house will feel the effects and start evolving too.
- 4 SEND GUILT PACKING. What do you do with the gifts, hand-me-downs, and heirlooms? Love it or let it go. The gift was a symbol of someone's affection for you. Keep the affection and let the symbol go



**GIVE US A CALL FOR A FREE ESTIMATE  
(925) 777-0396**

*WE ALSO OFFER THE FOLLOWING SERVICES:*

- Landscape Design • Concrete Work • New Lawns
- Irrigation & Drainage Systems • Fences
- Low Maintenance Gardens • Retainer Walls
- Clean - Ups • Hauling

**RECEIVE 10 % OFF THE FIRST 3 MONTHS  
OF MAINTENANCE SERVICE BY  
MENTIONING THIS AD !**

Ulisses Banuelos  
LIC # 798276 goldenpalm@sbcglobal.net

**YOUR AD HERE**

Contact:  
woodlandswalnutcreek  
@gmail.com  
for more  
information.



COURTYARD REALTY  
FINE HOMES & ESTATES



*Welcome*

As the top selling agent in the Woodlands I have qualified buyers looking to join our neighborhood. If you are thinking of selling, my record shows I will get your home sold for the most money in the shortest time. Whether your home is turn key or needs TLC I have the experience and resources to get the job done. Call me today for a **FREE MARKET ANALYSIS**



*Presented By*

COURTYARD REALTY  
FINE HOMES & ESTATES

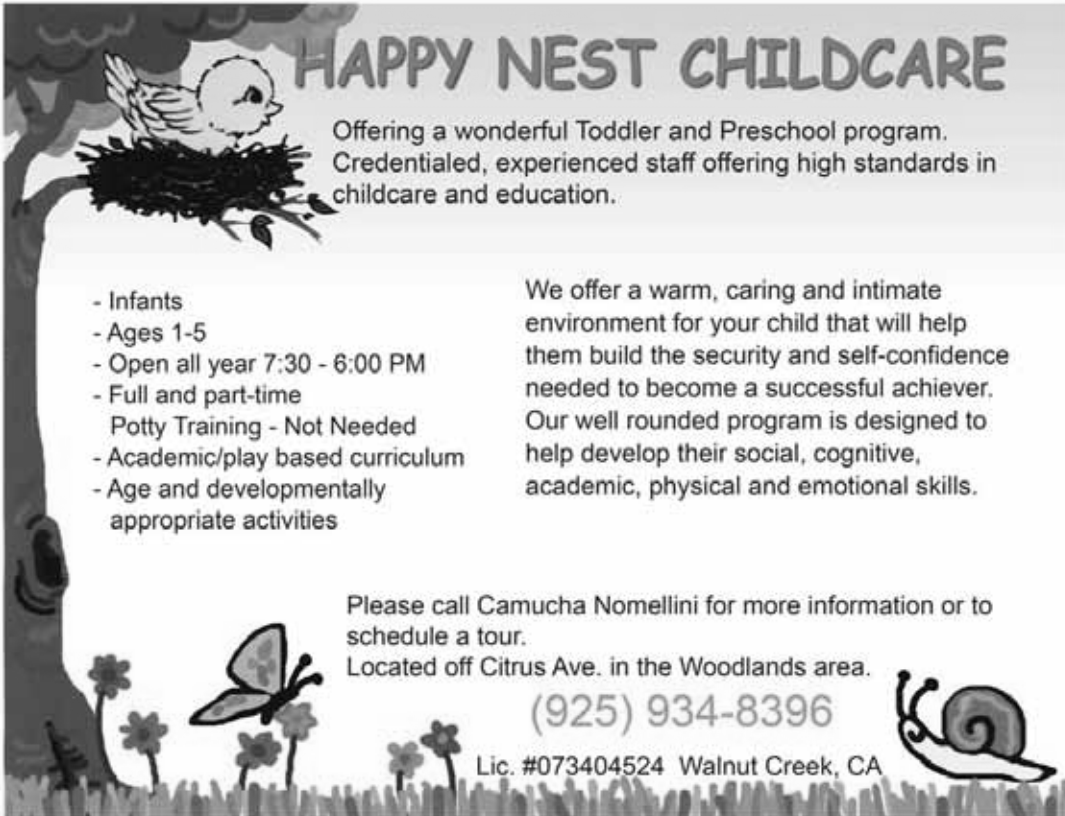
**MARC GRAVES**

925.336.MARC (6272)

www.CourtyardRealty.Biz | Marc@CourtyardRealty.Biz

Office - 478-8383

License # 01020265



## HAPPY NEST CHILDCARE

Offering a wonderful Toddler and Preschool program. Credentialed, experienced staff offering high standards in childcare and education.

- Infants
- Ages 1-5
- Open all year 7:30 - 6:00 PM
- Full and part-time
- Potty Training - Not Needed
- Academic/play based curriculum
- Age and developmentally appropriate activities

We offer a warm, caring and intimate environment for your child that will help them build the security and self-confidence needed to become a successful achiever. Our well rounded program is designed to help develop their social, cognitive, academic, physical and emotional skills.

Please call Camucha Nomellini for more information or to schedule a tour.  
 Located off Citrus Ave. in the Woodlands area.  
**(925) 934-8396**  
 Lic. #073404524 Walnut Creek, CA

## Installations – Repairs

**Toilets ♦ Faucets ♦ Water heaters  
 Garbage disposals ♦ Clogged drains**

# Belfast Plumbing



Credit Cards accepted: Visa, MasterCard, Discover

**(925) 457-5423**  
**www.belfastplumbing.com**

License. 906211



# YOUR LOCAL HOME REPAIRS

(Formerly Brana Home Repairs)

3527 Mt. Diablo Blvd. #246  
Lafayette, CA 94549-3815

Tel: 925-283-1107  
Fax: 925-680-8405

Email: [laure@yourlocalhomerepairs.com](mailto:laure@yourlocalhomerepairs.com)  
[www.yourlocalhomerepairs.com](http://www.yourlocalhomerepairs.com)

## CALL FOR LICENSED CONTRACTOR OR HANDYMAN

### TERMITE WORK

- 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.*



# YOUR NEW HOUSE DOCTOR

925-339-5017



## SERVICING

MARTINEZ, CONCORD, PLEASANTHILL,  
WALNUT CREEK  
PITTSBURG, ORINDA, MORAGA, LAFAYETTE

### KITCHENS:

CABINET INSTALLATION  
COUNTER TOPS  
SINK AND FAUCET  
GARBAGE DISPOSAL  
DISHWASHER  
NEW FLOORING  
PAINT  
LIGHTING

### BATHROOMS:

NEW TUB INSTALL  
TOILET  
VANITY  
MEDICINE CAB  
FLOORING  
HOLDERS  
PAINT  
EXHAUSTS  
LIGHTING

### HOME:

WINDOWS  
WINDOWS RE-CAULK  
DOORS INSTALL  
GALVANIZED TO COPPER  
WATER REGULATOR  
HOSE BIBS  
FENCING WORK  
SHEET ROCK, TAPING  
NEW WALLS

CALL NOW FOR A  
FREE CONSULTATION



NO JOB TOO SMALL  
20 YEARS EXPERIENCE  
HOUSE MAINTENANCE  
COMPETITIVE PRICES

LIC. 724388

VICTORLOPEZYLOPEZ@YAHOO.COM

## Bruce Lesser is not your "ordinary" Realtor...

- ✓ Family-home on Rock Oak Ct since 1964. Mom (Mary) still there!
- ✓ WCPD's longest serving **volunteer** Reserve Police Officer, since '79
- ✓ Past Alumni Board President at De La Salle (Class of '76)
- ✓ Nearly **three decades** of marketing Walnut Creek real estate
- ✓ "Your Realtor" for Real Estate **Probates, Living Trusts, Short Sales**
- ✓ **All Cash offer** for your "As Is" home in 24 hours and COE in 9 days
- ✓ **My Makeover-Team** can "pretty-up" your house no matter the job



Thinking of selling your Woodlands property? Then you owe it to yourself to interview one of Walnut Creek's top producing and most effective Realtors. Call or email **Bruce Lesser** for a personalized **MARKETING PLAN** that **WILL maximize your bottom line!**



## Bruce Lesser 925-788-6020

RE/MAX Accord Real Estate / Realtor – CalBRE#00852237  
800 S. Broadway, Walnut Creek, CA. 94596  
BruceLesser@remax.net www.BruceLesser.com

# Recipe: A Modern Take on Pineapple Upside Down Cake

By Colleen O'Donnell

Different from the retro dessert with the obligatory maraschino cherries, this Pineapple Upside Down cake delivers a tropical taste that cannot be beat! After some testing, defrosted frozen pineapple proved to be the best (sometimes fresh pineapple may not be as sweet or juicy as you need it to be and canned pineapple is lacking in fresh flavor). Pineapple juice in the cake batter helps deepen the pineapple flavor. A deep dish pie plate works well for cooking the cake. If you don't have one you can use a 9 inch cake pan- make sure to butter liberally. There are countless - try this with berries or peaches now and in the fall with sautéed apples and apple cider replacing the pineapple juice in the batter!

**Topping:**

1 ½ cup defrosted pineapple chunks (I used the small pieces from Trader Joe's- these product a nice mosaic looking pattern on top, but if using larger chunks- just arrange as close as possible in one layer.

6 tablespoons (85 grams) unsalted butter, ¾ cup (145 grams) packed light brown sugar, and a pinch of salt.

**Batter:**

- 1 ½ cups all-purpose flour
  - 2 teaspoons baking powder
  - ¼ teaspoon salt
  - 6 tablespoons unsalted butter at room temperature
  - 1 cup granulated sugar
  - 2 large eggs at room temperature
  - 1 teaspoon vanilla
  - 1 tablespoon dark rum
  - ½ cup unsweetened pineapple juice
- Liberally butter a deep dish 9 inch glass or glazed ceramic pie plate or 9 inch cake pan

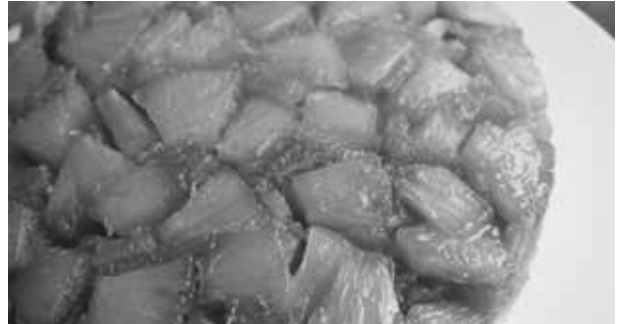
Preheat oven to 350°F, place rack in middle of oven.

**Topping:** Melt butter in small saucepan. Add brown sugar and simmer over medium heat, four about three to four minutes. Remove from heat and pour mixture into buttered pie dish or cake pan. Place pineapple on top of sugar mixture- you can create a pattern here if you like- remember this will be the top of your cake.

**Cake:** Combine flour, baking powder, and salt and whisk to combine, set aside. Beat butter in a until light and fluffy, then gradually beat in granulated sugar. Add eggs, one at a time, beating well after each addition. Add in vanilla and rum. With mixer on low, add half of flour mixture until blended. Beat in pineapple juice, and then add remaining flour mixture, mixing until just combined.

Spread batter over pineapple evenly. Bake cake for about 45 minutes until golden brown on top and a tester comes out clean. Remove cake from oven and let stand for 5 minutes. Carefully place another cake or rack on top of the pie plate and carefully invert the cake and lift off pie dish or cake pan. If a chunk of pineapple falls off, simply place it back on. Scrape any topping from pie plate onto cake. Let cool on rack and serve warm or at room temperature

This can be made ahead! Wrap well and refrigerate for up to one day- bring up to room temperature before serving. Or to freeze: once cool, wrap in plastic wrap, then foil and freeze. Defrost completely in the fridge. Before serving, heat in a 200 degree oven until warm. Great on its own, it is also fabulous served with vanilla or coconut ice cream.



## Synthetic Lawn & Putting Green Specialist

Help with the drought while saving on your water bill.

- Family owned & operated
- Low maintenance
- Water-wise

- No mowing, fertilizing, or pesticides
- Pet & child friendly
- 10-year warranty

**BLADES OF GLORY**  
THE GRASS IS ALWAYS GREENER

Call today for a FREE Estimate  
**925.478.3180**

[bladesofglory.co](http://bladesofglory.co)  
[tony@bladesofglory.co](mailto:tony@bladesofglory.co)

Lic. #992560 C61/D12/synthetics

# *“Helping Families Make the Right Move”*

*~ Well Known Leader in the Real Estate Industry*

*~ Over 15 years of Superior Market Knowledge*

*~ Your Well-being is our Number One Priority*

*We have an understanding of your neighborhood that spans from growing up there to purchasing a personal residence and helping clients sell and buy their homes in the Woodlands community.*

*We have buyers who are looking in your area. Please feel free to give us a call.*

## *Renee Wagner*

### *925.250.5440*

*Website: [yourhomeprofessional.net](http://yourhomeprofessional.net)*

*Email: [yourhomeprofessional@gmail.com](mailto:yourhomeprofessional@gmail.com)*

**Better  
Homes**  
and Gardens.  
REAL ESTATE

**MASON-McDUFFIE**

CalBRE# 01292997



*Renee Wagner – Realtor  
Scott Wagner- Admin Coordinator*



**5-STAR  
PREMIER AGENT**  
★ ★ ★ ★ ★



**LABELS**  
PROMOTION

**MP** Minuteman  
Press  
Pleasant Hill

**JULY**

*Don't Wait; Order Now!*

**SPECIAL 12% OFF THE PRINTING OF YOUR LABELS THIS MONTH\***

\*may not be used in combination with any other promotions.  
does not include design time.

Call **925.256.6444** OR Visit [www.minutemanpressph.com](http://www.minutemanpressph.com)

*by*  
**COURTYARD**  
REALTY

*FINE HOMES & ESTATES*

**MARC GRAVES**

*Call for a FREE market analysis*



Direct:  
336-MARC (6272)  
Fax 932-1584

**AREA SPECIALIST**  
Valle Verde Parent  
& Proud Woodlands  
Resident

*Helping Families  
Make the Right Move*

**RENEE WAGNER**

**925.250.5440**

*yourhomeprofessional@gmail.com*

*Meet the team who makes  
your well-being their  
number one priority*

**Better  
Homes**  
and Gardens.  
REAL ESTATE

**MASON-McDUFFIE**  
CalBRE# 01292997

*Renee Wagner-Realtor  
Scott Wagner-Admin Coordinator*



*The*  
**Woodlands**  
P.O. Box 31085  
Walnut Creek, CA 94598

**To:**

[www.WoodlandsAssn.org](http://www.WoodlandsAssn.org)