

# The Woodlands



Keeping You Informed For 50 Years

September 2015

## **Valle Verde Elementary School Beautification Calling All Volunteers for Community Service Day**

By Adrienne Robillard

Walnut Creek's Annual Community Service Day will be held on Saturday, October 10th this year. The Woodlands Association is working in tandem with the Valle Verde Elementary School PTA on a school beautification project. Join us for a few hours to keep our neighborhood elementary school campus a gem.

Kicking off at 9 a.m., we will meet at the school. Bring your labeled gardening tools to help weed, pick up litter, plant and give the school some landscaping TLC. All ages are welcome. Children under 12 must be chaperoned by an adult. Snacks will be provided, but you are also welcome to bring your own. Bring your own water bottle and be sure to wear sunscreen and closed-toed shoes.

Sign up to participate in this popular citywide event online at [www.walnut-creek.org/about/resources\\_n\\_programs/community\\_service\\_day.asp](http://www.walnut-creek.org/about/resources_n_programs/community_service_day.asp). By signing up prior to the event, you will receive an invitation to the kick-off pancake breakfast at Heather Farm and a T-shirt.

---

## **Drive 25: It's the Limit in the Woodlands**

By Adrienne Robillard

After numerous neighbors reported dangerous incidences of speeding in the neighborhood, the Woodlands Association spoke with Officer Adams of the Walnut Creek Police Department. The primary areas of concern are Citrus Avenue, Peachwillow Avenue, Perada Drive, and Rock Oak Road, where drivers are speeding well past the 25 mph speed limit within the Woodlands.

During school drop-off concerns spread through the area where parents are dropping their kids off near Valle Verde. Remember to always use crosswalks when going to school. That two extra minutes helps to keep everyone safe.

Officer Adams reports that traffic and speeding have begun to be monitored and ticketed in the Woodlands. That is a terrific start, providing awareness to motorists to stick to the 25 mph limit. Should police presence and friendly reminders to our neighbors like the article you're reading here not be proven effective, possible future solutions include the installation of additional stop signs throughout the neighborhood, a radar trailer to track driver's speeds, and speed bumps.

Please keep the Woodlands Association updated on any concerns and remember to drive safely, slowly, and never text and drive. Thank you!



**In This Issue...**

Valle Verde Beautification . . . . . 1  
 Drive 25 . . . . . 1  
 The Orchards Senior Housing . . . . 3  
 Woodlands Survey Results. . . . . 3  
 Are you a Wordsmith? . . . . . 3  
 School News . . . . . 4  
 Enhance the Facility . . . . . 5  
 Woodlands Police Calls . . . . . 5  
 Water-Wise . . . . . 6  
 The Changing Shadelands . . . . . 7  
 September Recipe . . . . . 7  
 Advertiser Contents . . . . . 5

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, September 5<sup>th</sup>**  
**Saturday, October 3<sup>rd</sup>**

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

Woodlands residents are encouraged to attend board meetings.

**The Orchards Senior Housing Presentation**

The sponsors of the new senior housing community being developed at The Orchards invite you to a preview

**When: Wednesday, Sept. 9th, 2015**

**Time: 7:00 pm – 8:30 pm**

**Place: Shadelands Art Center**  
 (111 N. Wiget Lane, Walnut Creek, CA)

You will be among the first to learn about the proposed not-for-profit community and preview current design before presented to the City of Walnut Creek Design Review Committee.

*We welcome your attendance and look forward to your input.*

**Voice of the Reader- Woodlands Newsletter Survey Results**

Bill Gilmyers

In June and July the Woodlands Board surveyed neighborhood residents to better understand what they like about our monthly newsletter and how it might be improved. 37 Readers responded with most providing positive feedback about the newsletter, with over 80% indicated that they felt it was either an “essential part of what makes our neighborhood special” or “a useful source of information”. Most (89%) look to the newsletter as a way to stay informed, with a smaller number indicating that it is a good way to find contact information for local services.

Respondents expressed an interest in a wide range of content, with the majority indicating that they look forward to receiving updates on the area (92%) or community events (80%). Police calls (65%), advice and tips (57%) and updates on community members (51%) all received support from over 50% of respondents.

At least one contributor did ask about the content in the newsletter and wondered if it would be possible to “see more stories and fewer ads, or more personalize ads catered to the community”. That said the ads seem to be working, as a full 57% indicated that they had hired a newsletter advertiser to provide goods or services.

To all that completed the survey we appreciate your feedback. As always, if you have any feedback for the Woodlands board, or would like to serve you community by helping out, feel free to drop us a line at [woodlandswalnutcreek@gmail.com](mailto:woodlandswalnutcreek@gmail.com). Better yet, feel free to visit a monthly board meeting the first Saturday of each month at 8 AM in the back room at Denica’s!

**ARE YOU A WOODLANDS 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).

## SCHOOL NEWS

### Valle Verde Elementary School – Back to School Fun!

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!

9/1: PTA Meeting

On Tuesday, September 1st starting at 7pm in the MUR, will be the first the PTA meeting of the year. Everyone welcome. We will approve our 2015-2016 budget, programs and fundraisers and discuss our survey results and (as a result) the increase in teacher assistant hours.

9/8: Back to School Night

On Tuesday, September 8th from 6:30pm-7:15pm for grades 3-5 and from 7:15pm-8pm for TK-2nd grade.

10/10: Community Service Day

On Saturday, October 10th from 9am-1pm come by Valle Verde and help clean up our campus. Light gardening, raking leaves and picking up trash. Water and supplies will be provided. Stay as long as you wish. All ages can help!

10/25: Fall Carnival

On Sunday, October 25th from 10am-2pm come to the back of the school for a family friendly Carnival including games, treats, raffle, silent auction, haunted house and more.

At Valle Verde, it takes Every Viking to Sail Our Ship!

We look forward to a wonderful year!

-Valle Verde Office Team and PTA

### Foothill Middle School – Dates to Remember

September 2- Back to School Night

September 7- Labor Day; no school

September 9- 8th grade welcome assembly

September 16- PFA Meeting in Library (7pm)

September 24- MDUSD Technology Advisory Committee Meeting in T2

October 2- Quarter Progress Reports

### Northgate High School

The Northgate Instrumental Music Boosters are pleased to offer these high-quality totes to the NHS community!

The totes are 100% cotton twill with reinforced cotton web handles and an embroidered Northgate logo. These sturdy totes are \$20/each with an optional custom name added for an additional \$5.

The tote order form is available at [northgatehs-pfc.com/nimb](http://northgatehs-pfc.com/nimb).

All proceeds support Northgate Instrumental Music programs, serving 150 NHS students in 7 instrumental music groups as well as programs for the NHS community! For more information contact Monica Collard at [kyle.monica@att.net](mailto:kyle.monica@att.net).

### Enhance the Facility, Enhance the Woodlands, Improve Your Life!

By David Lamm

We are Woodlands ([www.wearewoodlands.org](http://www.wearewoodlands.org)) is launching a fundraising campaign for our treasured Woodlands Cabana Club. Funds raised will support projects that enhance the 53-year-old neighborhood jewel, including solar power, adding more shade, resurfacing parts of the pool deck, and water-efficient landscape enhancements. Plus, repairs to the lanai will ensure that family gatherings, ping pong, team banquets and birthday parties will be even more fun.

You may think this is a stretch but we beg to differ (now that we are a 501(c)(3) tax-exempt charitable organization, begging is no longer an option).

A smooth pool deck, an updated lanai, cost-effective landscape and increased shade will make the Cabana Club even more attractive for birthday parties, a cooling dip after work, water aerobics, team banquets, impromptu barbecues and so much more. Here's the best part: Your tax-deductible donation to We Are Woodlands will go far in increasing the value of your real estate.

Make a tax-deductible donation today at [www.gofundme.com/y2jsnn2j](http://www.gofundme.com/y2jsnn2j).

## 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 07/05/15 - 08/04/15

07/07/15 22:17:58 3600 Bl Sugarberry Ln.

Reporting party reports hearing several males on fenceline near canal yelling and talking about car that saw them. Dispo: subjects gone on arrival. Unable to locate. Susp. Circumstance.

07/13/15 17:01:01 2200 Bl Oak Grove Rd.

Reporting lost iPhone, reporting party left it on the counter at 09:14, realized it was gone and went right back and it was gone. Reporting party spoke to manager, who said they announced lost phone and someone took it. Dispo: reporting party called officer back to advise the phone has been located. No need for report. Service to Citizen.

07/15/15 17:56:52 Ygnacio Valley Rd. / Oak Grove Rd.

Up the hill eastbound Ygnacio Valley past Oak Grove - male bicyclist laying on the side of the road behind some bushes - bike looked wrecked. Reporting party is passerby, 1s 1 ago. Dispo: unable to locate. Welfare Check.

07/20/15 11:06:57 Ygnacio Valley Rd. / Oak Grove Rd.

Westbound-passerby reporting what appears to be a fire hose in the roadway-says its a hazard. Dispo: removed from roadway. Miscellaneous Traffic.

07/20/15 14:21:06 Ygnacio Valley Rd. / Oak Grove Rd.

Long piece of metal in the 2 and 3 lanes, just prior to intersection. Eastbound lanes. Dispo: equipment was delivered to whole foods construction site. Miscellaneous Traffic.

07/25/15 12:30:04 3500 Bl Perada Dr.

Ex-boyfriend showed up to reporting party's home this morning, being very confrontational and causing disturbance. Dispo: 415 verbal between ex partners. Male not on scene. Advice given to female half regarding restraining orders. Disturbance- 415 PC.

07/29/15 09:17:47 3500 Bl Sugarberry Ln.

Broken lock to a back fence. Reporting party heard a noise last night and now the fence is broken. \*\*in person contact\*\*. Dispo: determined gate was not locked. Appears gate was opened during the night. No indication anyone was in rear yard. Susp. Circumstance.

08/04/15 12:41:38 2200 Bl Oak Grove Rd.

Reporting party's bank called him and said a subj came in and tried to cash a check. Per the reporting party his vehicle was stolen in Pleasanton and it had the checkbook in it. Reporting party says the bank told him this occurred 40-50 ago. \*\*21 rpt\*\*. Dispo: susp: white female adult or hispanic female adult, 35yrs, 5'tall, short black hair in ponytail, milky left eye, transient looking. Tried to cash 2 stolen checks. Burglary.

## Water Wise: Instant-On Hot Water- No More Wasted Water

By Bill Gilmyers

While searching for new ways to save water I recently heard about a hot water recirculating pump that attaches to your water heater for 'instant on' hot water. You can find these pumps under the brand names Watts and Grundfos and they retail for a little under \$200. Online reviews are very good and with a little elbow grease you can have instant hot water at any faucet in your home.

Here's how it works. First, you install the pump to your hot water heater. The device is about the size of a toaster and requires a power supply nearby. Second, you'll install a small heat sensitive valve to the water hoses below the sink furthest from your hot water heater.

When the hot water touching the heat sensor drops below a certain temperature, the valve pulls a little bit of hot water through and returns it to the cold pipe. In this way there is always hot water at the furthest sink, and, since the hot water runs past all the other sinks on the way, they will have hot water too. You can install multiple valves if you have more than one hot water line.

With hot water constantly flowing, your hot water heater will have to work a bit harder, which may drive up your energy costs a bit. To mitigate this, the water pump has a timer so you can set it to only run when you typically need hot water. When it's off you'll get hot water as normal, with the usual wait to warm up.

Some reviewers noted that the valve is the 'weak link' and needs to be replaced frequently. The expected lifespan of these valves is a little unclear, but a year seems pretty typical. Replacement valves cost \$70, so you'll have to decide if it's worth it from the standpoint of convenience and conscience alone. Others indicated that while their hot water came right on, they actually had to let their cold water run a bit as it initially comes out a bit warm after installation.

Finally, some noted that they had good luck using just the heat sensitive valve and skipping the cost of buying and hassle of installing the actual pump. While this could save you some money up front, you lose the benefit of the timer feature on the pump.

All in all this seems like a good way to save water, and having always available hot water a nice convenience. I'm going to take a stab at installing one in the next month or two and will share my results in a future issue of the newsletter. In the mean time, good luck saving H2O!

## 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

**October 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.

## The Changing Shadelands

By Leif Fairfield

On August 5, the Walnut Creek City Counsel, led by Chairperson Marilyn Weiss, heard proposals to renovate signage for Shadelands business park tenants, including BMP Shadelands Office and the Walnut Creek Executive Park. The BMP Shadelands Offices, currently housing Muir Orthopedic, proposed 2 updated free standing illuminated signs and additional tertiary signs, to better direct traffic through the business park.

The counsel questioned the possibility of light pollution, safety concerns, and sign aesthetics. Managing BMP owner Bill Murphy agreed with all of the counsel's requested changes, and suggested a timer to turn off lights by 10pm. The counsel heard from one very enthusiastic public supporter.

Not to be outdone, the Walnut Creek Executive Park also proposed changes from existing 2003 signage to a semi-modern upgrade of address signs, tenant numbers, wayfinding system, and an updated street-facing sign on Oak Grove Boulevard. The signs would both match the property's existing "campus" aesthetic and better direct traffic.

These proposed updates were unanimously approved with the understanding that smarter navigation will be imperative as The Orchards at Walnut Creek project, now slated to finish Oct 1, 2016 (according to the Whiting-Turner Contracting Company) continues to progress, drawing additional traffic to the area.

The activity in the Shadelands continues to draw future tenants, including Calicraft Brewing Company, which will open their Walnut Creek taproom on Mitchell Drive "by the end of 2015." Calicraft is seeking community input for their Mitchell taproom, promising food trucks, locally made empanadas, outdoor lawn chair seating, bike parking, bocce ball, and an onsite hop field.

The buzzing Shadelands activity will excite adventurous Woodlands residents by offering a walkable alternative to the downtown area, encouraging us all to eat, drink, shop and thrive while supporting our local community.

## September Recipe: Late Summer Grilled Corn & Tomato Salad

Contributed by Woodlands Chef Colleen O'Donnell

This salad celebrates the late summer flavors of tomatoes and corn- you can grab almost everything at the farmer's market. Fresh corn, tomatoes and basil are a great match while the hazelnuts add an additional layer of texture and a nice crunch. Arugula has a slightly peppery bite that works well here, but you can substitute your favorite lettuce. As for tomatoes- use whatever looks best- baskets of heirloom cherry tomatoes are a great choice and add color.

The Vinaigrette

This dressing makes more than you need so make it in a jar for easy mixing and storage. It is a great all-purpose dressing for any green or grain salad and can double as a sauce to drizzle over grilled chicken or fish. Place all ingredients in a bowl or a jar with resalable lid, such as a mason jar. Whisk or shake to combine. Store the leftover dressing in the refrigerator.

1 garlic clove, minced

1 teaspoon Dijon mustard

¼ cup freshly squeezed lemon juice

½ cup Extra Virgin Olive Oil

1 teaspoon Kosher Salt

½ teaspoon fresh ground black pepper

Salad

4 ears grilled fresh corn

¼ cup hazelnuts- toasted and chopped

2 cups chopped tomatoes- large tomatoes should be seeded, while smaller cherry tomatoes can just be cut in half.

½ cup basil leaves, chopped

1. Grill the Corn- preheat your grill to medium heat, shuck the corn and brush with olive oil (about a tablespoon). Grill corn for about 8-10 minutes (depending on your grill), turning every three minutes. Corn should have some char. Remove from grill and let cool. Once cool, cut the kernels from the cob and set aside.

2. In a large bowl add the arugula, corn, tomatoes and hazelnuts.

3. Drizzle on vinaigrette to taste- be sure not too add too much; start with 1 or 2 Tablespoons, toss and add more as needed. Too much dressing will make the greens soggy.

Questions or comments? Feel free to contact me: [cookinginthewoodlands@gmail.com](mailto:cookinginthewoodlands@gmail.com)



# ADVERTISING

## Advertiser Contents

BELFAST PLUMBING.....	15
BLADES OF GLORY.....	18
BRUCE LESSER - REALTOR.....	17
DAYNA WILSON - REALTOR.....	11
GOLDEN PALM LANDSCAPE.....	13
HAPPY NEST CHILDCARE.....	15
HOUSE DOCTOR - VICTOR LOPEZ.....	15
KEVIN'S LAWN SERVICE.....	18
KYLE M. JOHNSTON - ESTATE ATTORNEY..	13
MARC GRAVES - REALTOR.....	14.20
MASTER ELECTRIC.....	8
MELANIE AND RAY KOZAK - REALTORS..	13
MINUTEMAN PRESS.....	20
PLAYPAL PET CARE.....	8
RE POWER.....	8
RENEE WAGNER - REALTOR.....	19, 20
STEVE HANSEN - REALTOR.....	12
THE WOODLANDS CABANA CLUB.....	10
WOODLANDS GARAGE SALE.....	9
YOUR LOCAL HOME REPAIRS.....	16



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


**Lian M. Colindres**  
1 (925) 421-1120  
Playpalpetcare@gmail.com  
References available

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

Local Woodlands resident!

PROFESSIONAL, RELIABLE, AFFORDABLE

Not just solar...  
**Smart Home Solar**




Customer on Sugarberry - 2014

Go Solar and get a REPOWER Smart Home Automation System installed for **FREE** (\$899 value)  
Manage your Home's power usage automatically

Solar Universe Diablo Valley - CSLB# 785075

- 5<sup>th</sup> largest Solar Contractor in the US
- Locally owned/operated since 2010
- 200+ customers in the Diablo Valley area
- Providing both lease and purchase options (PPA, PACE, Conventional)



Call/Visit to schedule a Consultation  
[www.RepowerDiabloValley.com](http://www.RepowerDiabloValley.com) - 925.228.45UN (4786)



**Master Electric**  
934-5535



Expert at residential lighting, upgrades, troubleshooting, repairs, & remodels



Recessed lights	Light fixtures
Ceiling fans	Service upgrades
Whole house fans	Panel replacement
Troubleshooting	Additional receptacles
Spa circuits	Solar installation
Bathroom remodels	Kitchen remodels

**Your Woodlands Resident Electrician**

[www.masterelectric.co](http://www.masterelectric.co)

Dean Master  
Lic # 787787

[www.masterelectric.co](http://www.masterelectric.co)  
925-934-5535

# Woodlands Annual Garage Sale

**Sunday, October 4, 2015**

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

**Registration Ends Sunday,**  
**September 27th!**

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 3:00 p.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 27th**



**David Galindo CRS**  
**Jan Williams GRI, CRS**  
**J. Rockcliff Realtors**  
1700 North Main Street  
Walnut Creek, Ca 94596  
(925) 945-4575

BRE License # 00674809, 00862023



## The Woodlands Cabana Club

Show your support by going to this link-  
[www.gofundme.com/y2jsnn2j](http://www.gofundme.com/y2jsnn2j)



We are Woodlands, a 501(c)(3) non-profit organization, is launching a fundraising campaign at our treasured Woodlands Cabana Club located in Walnut Creek, California.

We are looking at projects that enhance the facility such as solar power, adding more shade, resurfacing parts of the pool deck, and options for enhancing the Landscape. We also have a Lanai where our families gather for shade, family gatherings and birthday celebrations that needs repairing.

Your generous gift will make a permanent difference in the lives of our children and the community as a whole.

What is **We are Woodlands?** – [www.wearewoodlands.org](http://www.wearewoodlands.org)

More about **The Woodlands Cabana Club** - [www.woodlandscabanaclub.org](http://www.woodlandscabanaclub.org)

## Downsizing or Moving Up ~ Dayna Makes it Easy!

Simplifying your life should leave you **overjoyed**, not overwhelmed. **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.



Biscay, WC— Sold \$955,000.  
 Represented Buyers



Elmwood, WC— Sold \$975,000.  
 Multiple offers, Sold over asking



Bella, Concord — Pending!  
 Represented Sellers



Hire a Real Estate Professional who:

- Knows the local market—LIVES in Woodlands!
- Communicates on a regular basis
- Proven 3-Pronged Marketing Strategy
- Effectively negotiates to get you the best price

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

**Dayna Wilson - Top Producing Agent**

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

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

CalBRE# 01781285

There is a reason her business is referrals based!

The Fall selling season should be great this year! Make sure you **INTERVIEW THE RIGHT REALTOR** for the **RIGHT RESULTS**



**564 Banyan Cir, Walnut Creek**  
 Fabulous remodeled home with pool  
 in The Woodlands  
 5 Bedrooms, 3.5 Baths, 2,770, Sq Ft, 2-Story  
 List Price \$995,000 - **Sold for \$1,175,000**  
**Steve represented the lucky Buyers!**



**162 S. Cody Ln, Pleasant Hill**  
 Storybook, Farmhouse  
 4 Bedrooms, 2.5 Baths, 1872 Sq Ft 2-story  
 List Price \$749,000 - **Pending well over!**  
 See my photography and staging at  
**www.162SouthCody.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**

**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**



**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



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

**Melanie and Ray Kozak**  
**Real Estate Professionals and  
 Northgate residents for over 20 years**  
**www.thekozakteam.com**



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.*



*The Woodlands*  
 3623 Sugarberry Lane, Walnut Creek  
 For Lease

- Three bedrooms, Two baths • 1600+ sq. ft. of living space • Fresh Paint
- Gardener & water paid • Wonderful location, close to schools, shopping, & restaurants

*One Year Lease*



CALL FOR A FREE MARKET ANALYSIS

*COURTYARD REALTY*  
 FINE HOMES & ESTATES

**MARC GRAVES**

925.336.MARC (6272)

www.CourtyardRealty.Biz | Marc@CourtyardRealty.Biz

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





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

# YOUR LOCAL HOME REPAIRS

(Formerly Brana Home Repairs)

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

Email: laure@yourlocalhomerepairs.com  
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.*



# HANDYMAN

AT YOUR SERVICE

925-339-5017



**SERVICING**  
MARTINEZ, CONCORD, PLEASANT HILL  
WALNUT CREEK  
PITTSBURGH, ORINDA, MORAGA, LAFAYETTE

KITCHENS	BATHROOMS	HOMES
CABINET INSTALLATION	NEW TUB INSTALL	WINDOWS
COUNTER TOPS	TOILET	WINDOWS RE-CAULK
SINK AND FAUCET	VANITY	DOORS INSTALL
GARBAGE DISPOSAL	MEDICINE CAB	GALVANIZED TO COPPER
DISHWASHER	FLOORING	WATER REGULATOR
NEW FLOORING	HOLDERS	HOSE BIBS
PAINT	PAINT	FENCING WORK
LIGHTING	EXHAUSTS	SHEET ROCK, TAPING
	LIGHTING	NEW WALLS

NO JOB TOO SMALL  
OVER 20 YEARS OF EXPERIENCE  
HOUSE MAINTENANCE  
COMPETITIVE PRICES

CALL VICTOR FOR A FREE ESTIMATE



*Restoring the Past  
Building the Future*

LIC. 724588  
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

# Kevin Green's Lawn Service

**KEVIN GREEN**

**(925) 228-2714**

- ▶ Monthly Maintenance
- ▶ Yard Clean up
- ▶ Pruning Trees & Shrubs
- ▶ Stump Grinding
- ▶ Hauling
- ▶ Aerating & Thatching
- ▶ Garden Rototilling
- ▶ Sod & Seed Lawn Installation
- ▶ Sprinkler/fence repairs
- ▶ Dry Creek Beds
- ▶ Decorative Bridges
- ▶ Planter Boxes

*Free Estimates!*

**Synthetic Lawn & Putting Green Specialist**  
 Help with the drought while saving on your water bill.

**SAVE UP TO 40% 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

MADE IN USA

Call today for a FREE Estimate  
**925.478.3180**

bladesofglory.co  
 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



**LABELS**  
PROMOTION

**MP** Minuteman  
Press  
Pleasant Hill

**SEPTEMBER**

*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)

*Cal*  
**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](mailto: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)