

The Woodlands



Keeping You Informed For 50 Years

February 2016

Walnut Creek Planning Commission Reviews Proposed Shadelands Rezoning

By Bill Gilmyers

The City of Walnut Creek Planning Commission met in a special session on January 14th to discuss proposed changes to the zoning of the Shadelands Business Park. Shadelands property owners and tenants have requested that the zoning ordinances for the business park be relaxed to provide for a greater range of amenities for business park employees. The current lack of desired amenities is believed to have led to the high vacancy rate and a general lack of vitality in the park.

Sandra Meyer, Community and Economic Development Director for the City of Walnut Creek, spoke regarding the objectives and status of the proposed amendments. She referenced the initial study session, on October 8, 2015, where the Planning Commission expressed general support for the inclusion of certain items including medical offices, vet clinics, and artist studios, but the commission held reservations about a number of items including retail, warehousing or "other uses that create low numbers of high quality jobs." Under the amendment, the proposed new uses would be allowed subject to approval, on a case-by-case basis, of a conditional use permit approved by the Planning Commission.

Meyer reviewed the comments that were solicited and received from the Shadelands Property and Business Improvement District (PBID), with comments from city staff. Of note was the desire by the PBID to allow retail use in freestanding buildings. For a variety of reasons, in particular the pending opening of the Orchards, expected in the fall of this year, the city staff did not agree that freestanding businesses would be appropriate at this time. The commission asked Ms. Meyer about a range of issues, in particular regarding what constitutes retail use, which has a broad definition (from 7-Eleven to department store and beyond).

A number of Shadelands business owners and tenants spoke in favor of the proposed changes. One property owner, Bill Murphy of TSM Medical Properties, explained that the provision of additional amenities could help to reduce traffic pressure in the surrounding area, as Shadelands employees could attend to personal business in the park instead of using Ygnacio Valley Road or Treat Blvd. right at 5 PM. A number of community members, including Scott Gaines, Woodlands resident and president of the Walnut Creek Soccer Club, spoke in favor of the amendments. No business owners or community residents spoke in opposition to the proposed changes.

(Cont. on Pg. 3)

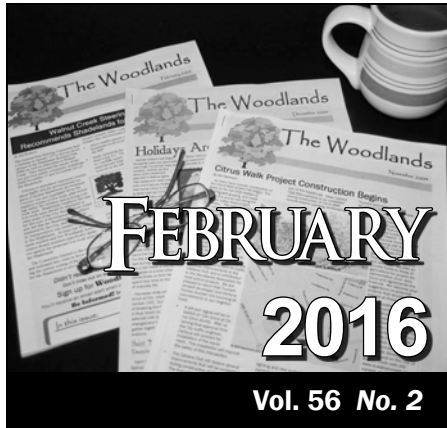
Concerns About Changes to Shadelands Zoning

By Jean Shebanek

I have many issues concerning the systematic rezoning and development changes advocated by property owners in the Shadelands Business Park. They are now called the PBID (Property and Business Improvement District) and were formed at the urging of the Walnut Creek Chamber of Commerce as an association that could lobby and put forth proposals to change the zoning in the Business Park. New zoning would allow a fast-track and permitting process for a number of business uses which have historically and legally been restricted. In my opinion these zoning changes have to be looked at very carefully because our neighborhood and this whole end of Walnut Creek will be impacted if some of these changes go through.

PBID's attempts to reach out to the Woodlands is a smokescreen and is the same sort of nonsense we went through when the Safeway Project was presented to our neighborhood. It had all been approved and planned months in advance and the public presentation was needed because we didn't all roll over when we heard about it. These present zoning changes have been in the planning from at least early 2014. I don't want to read the words 'dynamic,' 'transformational,' 'exciting,' 'progressive,' 'vibrant,' etc., and that if we don't go along with them we are hindering progress and not being forward-looking enough. In fact these are just good old pitches to help convince us that these changes are good for our neighborhood.

(Cont. on Pg. 6)



In This Issue...

Planning Commission	1
Concerns About Changes	1
Woodlands Board.	2
Shadelands PBID	3
School News	4
Cabana Club	5
Good Neighbor.	5
Woodlands Police Calls	5
Recipe: Brussel Sprouts	6
Woodlands Internships	6
Advertiser Contents	7

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

Newsletter Advertising:
woodlandswalnutcreek@gmail.com

Newsletter Delivery:
Jennifer Zotti ~ jennsta2000@yahoo.com

Web Site Inquiries:
woodlandswalnutcreek@gmail.com

Neighborhood Inquiries:
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

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

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



Make a Difference: Join the Woodlands Board!

There is a lot coming up for the Woodlands in 2016 – from the opening of the Whole Foods at the remodeled Encina Grande shopping center to the opening of The Orchards, bringing us new restaurants, retail and a park – to the proposed relaxed rezoning of The Shadelands Business Park and Viamonte, the senior living community bringing us new neighbors. 2016 is a great year to get involved with the Woodlands Association neighborhood board and be part of shaping the future of this area of Walnut Creek.

Tailor your participation to meet your schedule. We meet the first Saturday of the month for an hour at Denica's to plan out the next month's print newsletter, started over 50 years ago by original Woodlands residents. Interested? Email us at woodlandswalnutcreek@gmail.com or come by our monthly board meeting on Saturday, February 6th, at 8 a.m. at Denica's. Whether you're new to the area, a seasoned resident, or a high school or college student looking to meet new neighbors and contribute to the community, we look forward to meeting you!

Woodlands Association Board of Directors

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

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

Upcoming Board Meetings

8:00 - 9:00 a.m.
Saturday, February 6th
Saturday, March 5th

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

Woodlands residents
are encouraged to
attend board meetings.

Shadelands PBID – January Meeting and a Tour

By Adrienne Robillard

The Shadelands PBID (Property and Business Improvement District) Steering Committee met on Friday, January 8th to discuss public art requirements, to unveil the new Shadelands.org website, and the relaxed zoning the PBID has proposed to the city's Planning Commission with the goal of making the Shadelands, a 240-acre park, more viable, decreasing the 30% vacancy rate. In addition to Shadelands property owners, the following city staff were in attendance: Ken Nordhoff, City Manager, Ethan Bindernagel, Interim Economic Development Manager, Kevin Safine, Director of Arts, Recreation & Community Services, and Sandra Meyer, Community and Economic Development Director.

The Shadelands PBID has been working with the city's Planning Commission to relax the zoning restrictions for the Shadelands to allow for businesses to open that would support employees and tenants of the park with services such as eateries and recreation. Sandra Meyer was clear that relaxed zoning, if granted by the city council, will not mean that a restaurant like The Cheesecake Factory can open business in the Shadelands. The goal is to support existing uses in the Shadelands and to offer local options to employees and nearby residents, nothing that would bring in outside patronage. A point was made that if employees of the Shadelands have options for lunch and other services within the business park, they will not have to get into their cars and drive to other locations, and local options will effectively reduce traffic. Meyer stated that the Shadelands is not intended to become a retail center, that ancillary use is OK, but retail zoning is too broad a category to be permitted.

Following the Shadelands PBID meeting Bill Murphy, a partner at TSM Medical Properties and a member of the steering committee, shared insights on the PBID's proposal for relaxed zoning. Mr. Murphy is donating space from one of his properties for a Walnut Creek police sub-station in the Shadelands, which will open in the spring.

Mr. Murphy gave a tour of the new and modern Muir Orthopaedic "Redwood" building at 2625 Shadelands Drive as an example of an existing tenant's expansion into the Shadelands. He emphasized that the Shadelands is not looking to become another downtown but a viable park, and the zoning, which was written decades ago, is in need of review to allow for more uses. One example he explained was an SAT Prep Center, a use not allowed under current zoning. Neither is skilled nursing. To put things into perspective, KLA School is not allowed under current zoning either, but it is permitted via a special use permit, as is Tony La Russa's ARF.

Mr. Murphy also explained how there is demand for skilled nursing, a business type that does not generate more traffic than class B office space, which the Shadelands is currently zoned as. Skilled Nursing facilities, because they operate 24 hours/day, are not currently allowed under zoning.

The Woodlands will continue to keep neighbors informed by attending the monthly Shadelands PBID meetings as well as the Planning Commission and City Council meetings.

Planning Commission (cont. from pg. 1)

By Bill Gilmyers

I spoke on behalf of the Woodlands Association and indicated that we continue to collect feedback from the neighborhood on the issue and do not have a position at this time. I did express concern at the rate of change in the area, with the Orchards and Whole Foods coming in, and urged that any changes be made in a cautious and judicious manner until the impact of those developments could be better assessed and understood.

Overall feedback from commissioners was positive, who all expressed satisfaction with the work of city staff and agreement with their recommendations. They also acknowledged the positive feedback from the community members as well as the members of the business community. Discussion turned to next steps for the Shadelands: how to modernize and improve it for the future, Shadelands 2.0. This would include better sidewalks and bike paths, as well as potential incentives for better jobs, including those from technology industries. The commissioners were firm in their opposition of the inclusion of freestanding retail establishments in the Shadelands, expressing concern with the prospect of creating unnecessary competition for Encina Grande, The Orchards and Citrus Plaza.

The public will be invited to provide input at a future City Council Meeting before any decision is made. The Woodlands will list the meeting on our Facebook page at www.facebook.com/WoodlandsAssn/ and in future articles in this newsletter.

Concerns About Changes (cont from pg. 1)

Our senior housing in the Safeway development went from assisted living that would require very little parking or traffic to a 200 luxury apartment complex with vibrant seniors dashing around the city when they aren't jogging the trails in the complex. I can't figure out why they would pick this particular location for their senior years. The zoning needs to be changed for this development because when these vibrant and wealthy seniors need care, their continuing care program must provide on-site. The continuing care retirement community (CCRC) is not usually right next door to a Safeway or Office Park. Walnut Creek isn't the place for those people hoping for affordable housing options.

I have lived in Walnut Creek for 38 years and no restaurant offering evening meals has done well in the Shadelands. We do not need to have tasting rooms, or bars, restaurants or other business enterprises where police are needed to thwart would-be robbers and others looking to assault late night shoppers. The police never catch any of the people in the police call list because they are always gone before anyone gets there. Leaving police cars parked in the Shadelands is not going to fool people for long.

One of the reasons property is more expensive in other areas is because those areas are able to keep a residential feel and not allow real estate developers to ruin their neighborhoods. Ygnacio Valley Road is a disaster and will only get worse when the Safeway development and Whole Foods are in. Our roads can't hold the amount of traffic these zoning changes will generate. There should not be any changes until we can determine the impact of these two developments to the surrounding neighborhoods.

We do not need downtown Walnut Creek in our neighborhood. We want people in the Shadelands to go home at night.

SCHOOL NEWS

Valle Verde Elementary School

DROP OFF & PICK UP SAFETY: Please help keep our children safe in front of our elementary school! If you can avoid Peachwillow for the 30 minutes around 8am and 2:30pm each day (1:30pm on Wednesdays), that would be best, but when driving through or dropping off children at these times:

-Drive the speed limit of 25 - or below when warranted.

-Do not park in the red zones.

-During school hours, the parking lots are for staff and school buses only.

-Use the crosswalks. Our PTA provides a crossing guard before and after school.

-No parking is permitted in the white zones. The driver should be at the wheel at all times. Students should enter/exit from passenger side of the vehicle. After loading or unloading, safely move out into the flow of traffic. While waiting for your child, move forward in the car line as drivers leave the white zones.

DINE AROUND: You must present a fundraiser flyer to receive credit - flyer can be found on the school website under the PTA tab <http://vves-mdusd-ca.schoolloop.com>. (And save the date for Wednesday, February 3rd at Applebees!)

SPRING FLING AND MINI FLING: The Spring Fling (Saturday, March 5th beginning at 5pm at the Concord Hilton) is a dinner, dance and auction. It's the biggest fundraiser of the year and a wonderful social event. The Spring Fling committee is currently looking for sponsors (local businesses who want to support the event) and donations (personal services, entertainment & kids activities are just some examples that can be auctioned off). To buy tickets or donate, go here: <http://valleverde.schoolauction.net/springfling2015/homepages/show>

The Mini Fling (Friday, March 25th from 5-8:30pm) is a party just for the kids. It's an evening of pizza, games, activities, a raffle and dancing that the kids just LOVE! Buy your tickets early (also available next week) because it fills up quickly. The Mini Fling committee is looking for volunteers for set up & take down as well as group and station leaders who can stay the entire evening to see the fun.

VOLUNTEERS NEEDED: If you want to know more, please email vvptaprez@gmail.com.

NEXT YEAR: Every spring we elect officers and fill open committee positions. We will have 5 of our 7 officer positions that must be filled and numerous committee positions from small jobs to organizing big fundraisers. If you want to help and get involved, I would be happy to discuss – something that fits your availability as well as your interests and talents.

CURRENT OPENINGS: PEP (Parent Education Program) volunteers get into classrooms to help teach our children valuable life lessons. The Room Parent Coordinator gathers the new room parent list in early Fall. As Library Coordinator, you would help organize volunteers from each classroom to help during library times. We are also looking for someone with a passion for going greener. Students have received instruction on how to decrease our school waste and increase our recycling and composting. We could use a parent to help us do the same at our events.

ESCRIP: Make your online purchases through the eScrip online mall and Valle Verde will receive a percentage of all of your spending. <https://shopping.escrip.com/.../s1a137587885%7CValle%20.../ref=g>

BOX TOPS: Keep on collecting. 500 Box Tops will earn a popcorn party for the class. Each Box Top we collect earns \$0.10 for the school. This is a fun fundraiser that really brings out the competitive side in our kids (and teachers), while raising over \$2,000 annually.

PTA NEWS: For the PTA budget, minutes, agendas & more, click on the PTA tab on the school website: <http://vves-mdusd-ca.schoolloop.com>. Questions? Email vvptaprez@gmail.com.

Foothill Middle School

No School:

February 8 - Lincoln's Day

February 15 - Presidents' Day

3rd Quarter Progress Report - February 26

Northgate High School

Summer Science Internship Program

The Arthritis Foundation will be accepting applications for their 2016 Summer Science Internship Program until Feb. 20th. Twelve lucky students will be placed in labs at UCSF and Stanford to get hands on experience in the fields of rheumatology and immunology. Come to the College and Career Center office for more information.

InstaSuccessEmployment Workshop

Learn how to dress, interview and present yourself to potential employers on Tues. Feb. 23rd at Las Lomas High School from 6:00-8:00 p.m.. Get a jump on summer employment. Please register by Fri. Feb. 19th. More information in the College & Career Center.

College Scholarships

Many, many college scholarship applications have deadlines in January and February. The GE-Reagan Foundation, Asian/Pacific Islander, Ronald McDonald and Gates Millenium are only a few! Complete details are available in Naviance and in the College and Career Center. Don't miss out on this FREE MONEY Northgate Education Fund

Please support continued excellence at Northgate. High quality schools are a primary reason most of our families choose to live in the Northgate area, and we ask that you support the Education Fund in order to maintain and enhance the excellence at Northgate High School. The Northgate Education Fund is the PFC's primary source of funds to bridge the gap between public funding and the true cost of the full educational experience we want for our students.

The Education Fund is the PFC's primary fundraiser for the school year. Every student benefits from your Education Fund donation and 100% goes back into the school.

The encouraged donation for 2015-16 is \$350 or more per student. With a donation of \$350 or more you will be part of Northgate's Education Fund Donor Circle:

- Bronco Level \$350 to \$624
- Crimson Level \$625 to \$1,249
- Gold Level \$250 to \$2,499
- Honor Society \$2,500 or more
- Donor Circle donors will receive special acknowledgement in PFC Publications and a window decal.

Your donation funds Technology purchases, the College and Career center, licensed on-site support counselors, on-site computer technician, extra class periods, teacher training and development, and more.

This Month at the Cabana Club

Woodlands Swim Team

It is never too early to be thinking about summer! The Woodlands swim team is working hard to make this year even better than last! We are pleased to announce a new addition to our coaching staff, Kevin Honey. Mr. Honey comes with years of swim coach experience and is a Woodlands resident. He brings fresh ideas to our team and is happy to be coaching at his community pool. With changes to our Kermit's Pals program and the addition of a Spring Clinic, you are sure to be pleased with the new direction our team is taking. Please make sure to mark your calendar for our registration BBQ at the Cabana Club.

Dates to remember:

March 6, 2016: Swim team sign-ups and BBQ at Woodlands Cabana Club 1-3pm

April 4, 2016: Kermit's Pals Begin

April 11, 2016: Swim Team Begins

To find out more information about our Woodlands Swim Team's Spring Clinic please check out our website...

<https://woodlands.swimtopia.com/>

Woodlands Cabana Club – New Entry

Thanks to community fundraising via the We Are Woodlands GoFundMe page, the Woodlands Cabana Club now has a new paved entry. Fundraising will continue into 2016 and we will post information on how to donate here in the newsletter. This momentum should carry into continued enhancements to the Woodlands Cabana Club. The 2016 seasons begins in May and runs through September. For membership information, please visit www.woodlandscabanaclub.org/membership.php or contact Cathy or Mike Escobar at 925-943-6987.

Good Neighbor Reminder – Scoop the Poop



With recent reports on Next-Door, please remember to keep your dogs on a leash and don't allow them to use a neighbor's yard as a personal bathroom. When you pick up your dog's poop, please don't

leave the doggy bag in your neighbor's trashcan – dispose of it in your own. Let's keep our neighborhood beautiful by taking care of our furry friends and being respectful of our neighbor's property.

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. 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. The entire Walnut Creek police daily bulletin can be viewed at:

www.walnut-creek.org/departments-services/public-safety/police/online-crime-reporting/walnut-creek-online-reporting

Police Calls from 12/09/2015 - 1/07/2016

12/11/15 08:41:32Candleberry Rd. / Sugarberry Ln.

Suspicious male subject wearing all, including a black face mask, walking north on Candleberry towards Sugarberry. Dispo: gone on arrival, unable to locate. Susp. Circumstance.

12/13/15 19:02:402800 BI Oak Grove Rd.

Resident -- reporting party just arrived home, house is ransacked. Reporting party states no one is inside. Unknown point of entry. Dispo: point of entry: rear bathroom unlocked window; loss: jewelry too; 12:00-18:00 entered backyard possibly through unlocked side gate. Burglary.

12/13/15 21:54:403500 BI Sugarberry Ln.

Reporting party is landlord reporting her tenant is moving out tonight and is being too loud. No altercation between the two this evening, but she thinks that the tenant is being too loud slamming boxes around as she's moving. Dispo: roommate stopped slamming doors, will call back if she starts back up again. Service to Citizen.

12/16/15 16:30:592200 BI Oak Grove Rd.

Second hand information of suspect. Subject by the ATM's earlier today, the citizen took pictures and forwarded to reporting party. Dispo: bank customer took photos of possible "shoulder surfer." Customer to forward photos to WCPD for further investigation. Susp. Circumstance.

12/22/15 11:02:162200 BI Oak Grove Rd.

Second hand to reporting party of a subject lurking around ATM, black male adult wearing 49ers hat and driving a Mercedes. Reporting party and other staff walked the area and couldn't locate anyone. Last seen by a customer 15 minutes ago. Dispo: area check negative. Susp. Circumstance.

12/28/15 09:35:093500 BI Citrus Ave.

Two hispanic male adults wearing blue coveralls look like they were trying to open a black jeep. Dispo: nothing criminal. Susp. Circumstance.

12/31/15 15:40:012200 BI Oak Grove Rd.

15 minutes ago. Two subjects were seen near ATM. #1 black male scarf, black jacket. #2 hispanic female scarf brown wavy hair, brown jacket, blue jeans. Subjects have left. Customers reporting money missing from their accounts. Dispo: customer did not want to file police report. Susp. Circumstance.

12/31/15 18:43:573500 BL Sugarberry Ln.

Black male short build, hat, going door to door asking for donations. Reporting party's door was ajar, when subject knocked on door it opened her door and scared her. Reporting party only asking for area check - decided she did not want contact from police at this time. Dispo: area check conducted. Unable to locate. Service to Citizen.

Sauteed Brussels Sprouts with Lemon & Shallot

By Colleen O'Donnell

This recipe is a variation of an Ina Garten recipe (I am such a HUGE fan), the lemon and shallots really add a lot of extra flavor. My favorite way to prepare Brussels sprouts is to roast them, but this (once you complete the prep) is quick to prepare. If you are so inclined some crumbled bacon would be a fantastic addition to this as well!



Sautéed Brussels sprouts with Lemon

3 T Extra Virgin Olive Oil

1 T Unsalted Butter

2 T Shallots, finely chopped

5 cups shredded Brussels sprouts

1 T Freshly Squeezed Lemon Juice

Salt & Pepper

1. Prepare the Brussels Sprouts- trim the bottom and tough loose outer leaves. Shred using either the shredding plate on your food processor or you can slice the sprouts in half lengthwise and then shred with a sharp knife, cutting across the sprout.
 2. In a large skillet, heat the butter and olive oil over medium heat.
 3. Add the 2 T chopped shallots and sauté until softened
 4. Add the shredded Brussels sprouts and 1 teaspoon of salt and cook, stirring often until softened, but still green- 5-10 minutes.
 5. Add lemon juice and cook until combined and heated through.
 6. Add freshly ground pepper to taste.
- Enjoy!

REMEMBER:



**Drive 25 in the Woodlands,
Look for Pedestrians,
And Slow Down!**

1-800-JUNKSTER
Junk Removal. Save Time. Save Money.

- Yard waste
- Construction & Demolition debris
- Electronic waste
- Appliances
- Dirt & Concrete
- Garage clean out
- Household items
- Furniture
- Call if your item is not listed...

(925) 934-3743

www.1800Junkster.com



ASK ABOUT OUR WOODLANDS DISCOUNT

Advertise With Us!

To Advertise in the Woodlands Newsletter, Contact woodlandswalnutcreek@gmail.com or visit 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 - \$99/month

1/2 Page – 5 x 7.5 - \$55/month

1/4 Page – 5 x 3.5 - \$33/month

1/4 Page on back cover - \$55/month

1/8 Page – 2.5 x 3.5 - \$22/month

Classified Ads maximum 30 words:

\$5 Woodlands Residents, \$15 Non-Residents

NEW Advertising Deadline

Please submit all ads and payments for the next issue by

March 10, 2016

Submission Guidelines

- Please submit your ad in the actual size/dimensions listed.
- Please email a digital file of your ad to 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/ or make checks payable to “Woodlands Association” and mail to: PO Box 31085, Walnut Creek, CA 94598.

ADVERTISING

Advertiser Contents

1-800- JUNKSTER	20
ALOHA TUTORING.....	10
BELFAST PLUMBING	15
BLADES OF GLORY.....	18
BRUCE LESSER - REALTOR	17
DAYNA WILSON - REALTOR	9
GOLDEN PALM LANDSCAPE.....	11
HAPPY NEST CHILDCARE.....	15
HOUSE DOCTOR - VICTOR LOPEZ.....	17
KAREN GUARISCO - REALTOR	10
KEVIN GREEN - LAWN SERVICE	18
KYLE M. JOHNSTON - ESTATE ATTORNEY ..	11
MACY MOVERS.....	13
MARC GRAVES - REALTOR	8,14
MASTER ELECTRIC	7
MELANIE AND RAY KOZAK - REALTORS ..	11
MINUTEMAN PRESS	20
PLAYPAL PET CARE	7
RE POWER	7
RENEE WAGNER - REALTOR	19,20
STEVE HANSEN - REALTOR	12
VALLE VERDE CHILDREN'S CENTER.....	10
YOUR LOCAL HOME REPAIRS.....	16

PlayPal Formerly Professional Pet Care Services
PET CARE



PROFESSIONAL, RELIABLE, AFFORDABLE

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

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

Local Woodlands resident!

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

- 5th 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 - 925.228.4SUN (4786)



Master Electric

934-5535



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



- Recessed lights
- Ceiling fans
- Whole house fans
- Troubleshooting
- Spa circuits
- Bathroom remodels

- Light fixtures
- Service upgrades
- Panel replacement
- Additional receptacles
- Solar installation
- Kitchen remodels

Your Woodlands Resident Electrician

www.masterelectric.co

Dean Master
Lic # 787787

www.masterelectric.co
925-934-5535

COURTYARD REALTY
FINE HOMES & ESTATES



Welcome

The Woodlands Walnut Creek
3560 Cassena Dr.

Coming Soon

4 BEDROOMS / 2.5 BATHROOMS



Presented By

COURTYARD REALTY
FINE HOMES & ESTATES

MARC GRAVES

925.336.MARC (6272)

www.CourtyardRealty.Biz | Marc@CourtyardRealty.Biz



FIVE STAR
REAL ESTATE AGENT
Marc Graves

Multi-Year Winner

License # 01020265

2016

Home sales will be BEST in a Decade!

Hire a Real Estate Professional who:

- ◆ Knows the local market—Dayna is a proud Woodlands Resident
- ◆ Communicates consistently and effectively, keeping you on track & in the loop
- ◆ Handles all the details—Project management for a smooth, stress-free home sale
- ◆ Effectively negotiates to get you the best price: % Sale \$/List – 103% last year
- ◆ Proven Marketing Plan with 600+ Real Estate sites-Max. Exposure=Max. Results
- ◆ Free staging for Woodlands Home Sellers—A Value worth thousands \$!
- ◆ Amazing reviews from Clients: My business is referral driven

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

Choose Dayna Wilson Real Estate to represent you in 2016!

(Check out my latest Blog Posts for timely and valuable information)



Keep An Eye On Your Greatest Investment with my Sold Home Alert®.

A complimentary, private service that gives you monthly emails and a searchable website with recent home sales and active home listings. It pulls data directly from the MLS, unlike Zillow, and others. If you are thinking about selling, buying, refinancing or just curious, then this market report is for you!

Register at: <http://bit.ly/1DthR9K>

(URL is case sensitive)



Dayna Wilson 925.788.6582

Dayna@Day-RealEstate.com CalBRE # 01781285

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

A Top Producing Agent in Walnut Creek for a Reason...Find out Why!



I raised my family in the Woodlands,
and it will always be my favorite
Walnut Creek neighborhood!

If you are looking to buy, sell, or
simply want to know what your home
is worth in today's market, please give
me a call. I would love to help you.



KAREN GUARISCO

REALTOR®

CALBRE# 01308636

O: 925.935.8821

C: 925.708.2405

karen@karenguarisco.com

www.karenguarisco.com



VALLE VERDE CHILDREN'S CENTER
A Great Place to Be If You Are a Kid!

3275 Peachwillow Lane
Walnut Creek, CA

WE OFFER:

- Before & After school
- Full/Part-Time
- Wonderful TK/K Program
- Cooking
- Arts & Crafts
- Sign Language
- Sports
- Engineering
- HW Help
- Science

ENROLL TODAY!

CONTACT US!

(925) 944-5255
vvchildrenscenter@gmail.com

Monday - Friday
7:00 AM - 6:00 PM

valleverdechildrenscenter.org



1475 N. Broadway, Suite 280 Walnut Creek (925) 448 - 7167

Aloha Mind Math has come to Walnut Creek!

The abacus is a powerful math visualization tool that can help your child master their addition, subtraction, multiplication and division math facts while building speed and accuracy. Mind math employs your child's natural capacity for imagination to develop their ability to perform calculations in their mind.

This internationally recognized method makes math fun while enhancing concentration, focus and confidence. Your child can develop a passion for math through visual and kinesthetic learning.

After school and Saturday classes forming now.

Contact us to schedule your 1st free class and try out the abacus!



Learn more about ALOHA!

Find us on Facebook at alohamindmathWC
Google us at alohamindmath.com/walnutcreek/
Email us at walnutcreek@aloha-usa.com
Call us at 925-448-7167

ALOHA Mind Math
Discover the Genius in Your Child!

**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.

Another One Prepared, Staged and Sold by Steve
Beautifully Updated 4 Bedroom, 2 Bath 1,781 Sq. Ft. Home
New Kitchen & Baths. Gleaming Harwood Floors Throughout, Huge Lot



413 Candleberry Rd. Listed at \$849,000 - SOLD for \$890,000
www.CandleberryRd.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%**
- **Free Staging For Woodlands Sellers**
- **Over 20 Years of Experience and Hundreds of Homes Sold in All Types of Markets**
- **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 and staging for maximum appeal.

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

MACY MOVERS

1915



2015

California

Celebrating 100 Years

Local • Long Distance • Office Relocation

FREE ESTIMATE • FREE BOXES
FREE FIRST MONTH OF STORAGE



AGENTS FOR ATLAS VAN LINES

CAL P.U.C #T99808 • Atlas Van Lines, Inc. U.S. DOT No. #125550 • ICC MC #79658 • FED Motor Carrier MC (87113)

510.444.0100 • www.macymovers.com

COURTYARD REALTY
FINE HOMES & ESTATES



Welcome

The Woodlands Walnut Creek

669 Rock Oak Rd.



Coming Soon

4 BEDROOMS / 2.5 BATHROOMS

Presented By



COURTYARD REALTY
FINE HOMES & ESTATES

MARC GRAVES

925.336.MARC (6272)

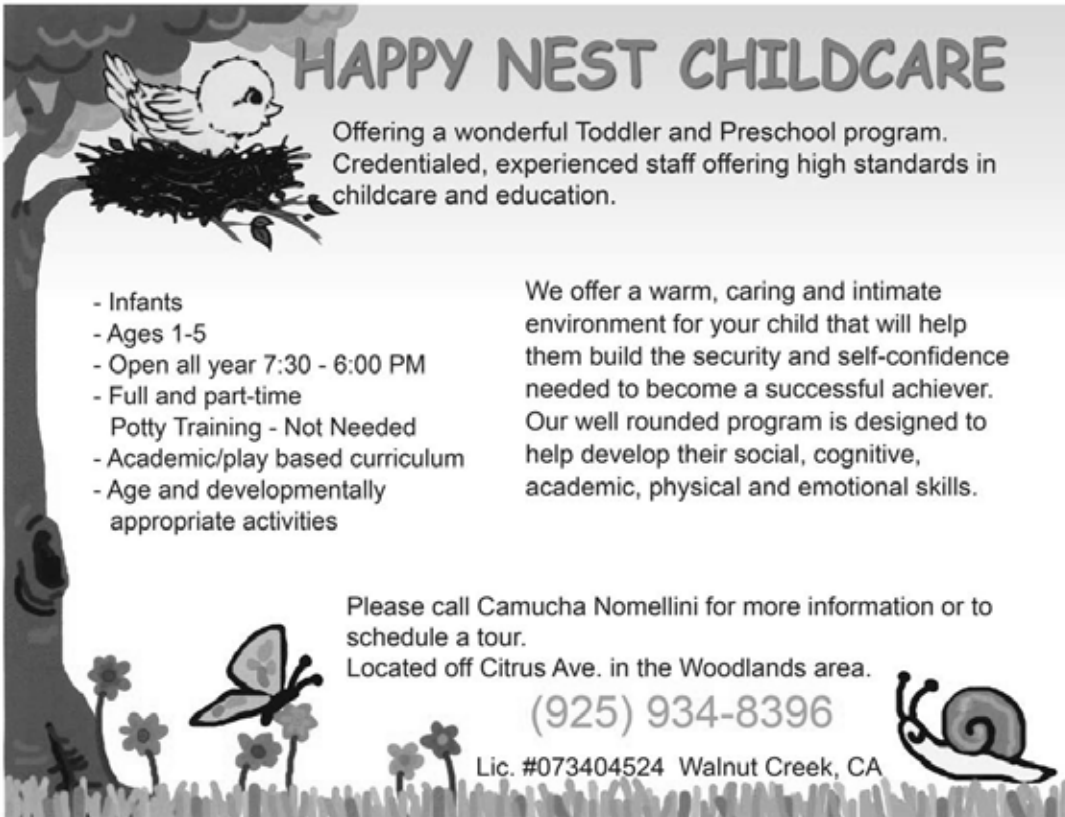
www.CourtyardRealty.Biz | Marc@CourtyardRealty.Biz



FIVE STAR
REAL ESTATE AGENT
Marc Graves

Multi-Year Winner

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)

Tel: 925-283-1107

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

Email: liliana@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
- Fixtures Replacement

PLUMBING

- Repair or Replacement of Broken Pipes
 - Repair of Leaking Pipes
 - New Installations
- Repair Replacement of Washer, Faucet, 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
 - Brickwall
 - Odds & Ends

TILE WORK

- New Tile Installation
- Seal and Gout Exsisting 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, PLEASANTHILL
 WALNUT CREEK
 PITTSBURGH, ORINDA, MORAGA, LAFAYETTE

KITCHENS

BATHROOMS

HOMES

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

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

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

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

CALL VICTOR
 FOR A FREE ESTIMATE



Restoration Contractor

*Restoring the Past
 Building the Future*

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

Kevin Green's Lawn Service

KEVIN GREEN

(925) 228-2714

- ▶ Monthly Maintenance
- ▶ Pruning and Shrubs
- ▶ Sod and Seed Lawns
- ▶ Airing Sprinklers
- ▶ Repair Fences
- ▶ Stone Patios
- ▶ Stump Grinding
- ▶ Garden Rototilling
- ▶ Yard Cleanup
- ▶ Hauling
- ▶ Weed Eating
- ▶ Thatching
- ▶ Dry Creek Beds
- ▶ Retaining Walls
- ▶ Work Guaranteed
- ▶ Fast Results
- ▶ Satisfied Customers

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

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

Email: yourhomeprofessional@gmail.com



MASON-McDUFFIE

CalBRE# 01292997



*Renee Wagner – Realtor
Scott Wagner- Admin Coordinator*



**FLYER &
LEAFLET**

FEBRUARY

Don't Wait; Order Now!

SPECIAL 20% OFF THE PRINTING OF YOUR FLYERS AND LEAFLET

*May not be used in combination with any other promotions. Does not include design time.



Call 925.256.6444 OR Visit www.minutemanpressph.com

COURTYARD REALTY

FINE HOMES & ESTATES

MARC GRAVES

CalBRE#01020265
SELLING CONTRA COSTA COUNTY
SINCE 1988

(6272)

Cell: 925-336-MARC

Marc@CourtyardRealty.Biz

SHERRI GRAVES

CalBRE#01218286
BUYER SPECIALIST/STAGER

Cell: 925-330-5212

Sherry@CourtyardRealty.Biz

NO MATTER THE MARKET my 30+ years of consistent experience prove my marketing and negotiation skills are surpassed by none. We are a locally owned Team of Experts, who value a personal experience. Whether your home is turn key or needs TLC, I have the expertise and resources to get the job done.



Giving Back Is Important To Us

We are privileged and blessed to work and serve in the community we live in. Choose Courtyard Realty and at COE we will Donate \$500.00 in your name to a school, charity, or non-profit of your choice.

CALL FOR A FREE MARKET ANALYSIS TODAY

Office (925) 478-8383
www.CourtyardRealty.biz

*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