

The Woodlands



Keeping You Informed For 50 Years

March 2016

Proactive Woodlands Neighbor Affects Positive Change

By Adrienne Robillard

Since last summer, Chuck Ellis, longtime Banyan Circle resident, has been contacting the management at Citrus Marketplace to communicate concerns about trash and recycling overflowing from the receptacles behind Quiznos. The overflowing trash was attracting scavengers, insects, and making for an unsightly scene behind Mr. Ellis' home. While the management was responsive via email, the problem was not effectively resolved until Mr. Ellis contacted Nancy Templeton, Code Enforcement Officer with the City of Walnut Creek. The same day that Mr. Ellis spoke with Ms. Templeton, she visited the site in person and contacted Doerken Properties, owners of Citrus Marketplace. The site was, as Mr. Ellis shared at the February Woodlands Association board meeting, "clean as a whistle" after Ms. Templeton's review.

We thank Mr. Ellis for his diligence and Ms. Templeton for making sure that the job got done.

Beat the Winter Blahs

By Leif Fairfield (pro-bono advice columnist)



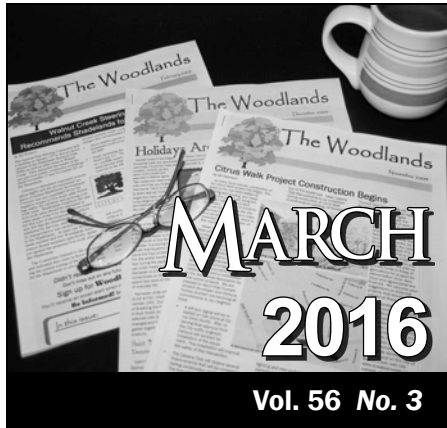
Even in mild California, the cold season can start to drag on. You're stuck inside. It's cold and gray. The Netflix-and-Rotten-Tomatoes combination only goes so far. The squirrels are eating your persimmons. Your spouse is suspiciously sending you again on vague weeknight errands. It's easy to get the winter blahs and somberly pine for warmer weather. So, what's a Woodlands resident to do?

Let me suggest a few scenarios, fellow resident. Winter can be a low-energy indoor affair, so use that to your advantage. Start focusing on your holiday-wrecked body, which might have suffered from the excessive fruitcake. Then take it easy--maybe you want to try a juice cleanse, an alcohol-free ("dry") month, sleeping in on weekends, or taking an extra 15 minutes of coffee time. Remember that summers get busy at the Cabana Club, so enjoy this slower pace while you can. Treat yourself!

Or you can buck the Winter Blahs by getting active: start a new Crossfit routine, an online yoga series, or an intense punch-fest at 9 Rounds. Exercise does wonders to sharpen a sluggish winter mind, and might also give you some decent triceps for the 4th of July Picnic.

But what if solo activities aren't your thing? Well, you can find ways to get together with neighbors. Board games are cheap entertainment that spans the gamut, from the family classics to trendier card games that adults can better appreciate once the kids are asleep. Tie in a themed menu. Or, if you're feeling really old-school, host a Murder Mystery in your house (Pretend, kids. It's pretend).

(Cont. on Pg. 7)



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Who to Contact?

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

Walnut Creek Code Enforcement, 925-256-3508 or 925-943-5863

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

Walnut Creek Police Department, 925-943-5844

<http://www.walnut-creek.org/citygov/depts/police/default.asp>
 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



Remember: Drive 25 in the Woodlands

Look for Pedestrians and Slow Down. One text or call Could Wreck It All. Distracted driving is a dangerous epidemic on America's roadways. Commit to distraction-free Driving Today. Distracted driving kills and injures thousand of people each year. I pledge to:

- *Protect lives by never texting or talking on the phone while driving.*
- *Be a good passenger and speak out if the driver in my car is distracted.*
- *Encourage my friends and family to drive phone-free.*

Leran more at: www.distraction.gov

Woodlands Association Board of Directors

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 Interns: Danielle Arauzo & Talia Arauzo

Upcoming Board Meetings

8:00 - 9:00 a.m.
Saturday, March 5th
Saturday, April 2nd

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

By: Joanne Wathen

The Cabana Club is gearing up for a new season and we need your help! First and foremost, we need a treasurer. Paul Sibley has valiantly held down two board positions for the last year (facilities & treasurer) and that is way beyond the call of duty, so please step up and support your club. Major duties include lifeguard payroll and taxes, but please contact Paul at treasurer@woodlandscabanaclub.org for more details on this board position.

Maintenance Day. As existing members already know, you can earn a \$100 credit towards your yearly dues by participating in maintenance days. The first maintenance day is scheduled for Saturday, April 30th from 9 am to 1 pm. Look for a SignUp Genius from the Cabana Club in your email to participate. We also need skilled labor for special projects all year long. Please let us know if you have plumbing, electrical, framing/construction, or yard maintenance skills, and are willing to lend a helping hand. (email: maintenance@woodlandscabanaclub.org)

The Cabana Club is also in need of qualified lifeguards. Please contact Jon Levy at: lifeguards@woodlandscabanaclub.org if you are interested. This year, as in past years, we will be offering a certification course at the club. Once you have successfully completed the course, you will be eligible to apply for a lifeguard position. More details to follow.

Woodlands Swim Team (WST) is holding a registration day and BBQ at the Cabana Club on March 6th from 1:00-3:00 pm. Last year's BBQ was awesome. WST will have head coach Sean Horan on deck to evaluate prospective Kermit's. Bring your little swimmer, a suit, and towel if you are considering the Kermit's Pals program for the 2016 season. In addition, lots of volunteers will be on hand to answer all of your swim team questions, so don't miss it!

WST registration day is also a great opportunity to introduce any prospective members to the Cabana Club. If you refer a new member, you will receive \$100 off of your yearly dues. Please note that the sad state of the lawns is the Cabana Clubs effort to conserve water during this unprecedented and damaging drought. It will grow back, thanks to El Nino.

Opening Day for the 2016 season is Saturday, May 7th. We will be barbecuing and the pools will be ready to go, El Nino or no El Nino, so mark your calendars.

Other Important Dates:

Mon. 3/14 – WST Swim Clinics begin (see details below)
 Mon. 4/4 – Kermit's Pals Program Begins
 Mom 4/11- 2016 Swim Season Begins
 For those early planners out there FYI -
 Due to the early spring break (3/28-4/1),
 the Cabana Club will not be open for spring break this season.

WST Swim Clinic Info - MONSTER SWIMMING: Woodlands Spring Clinics for competitive swim team members. The Woodlands Coaching staff invites all swim team members to get ready for the summer season with our Spring Clinics at the Woodlands, with coaches Sean Horan and Kevin Honey.

Clinic Requirements:

Woodlands Cabana Club and 2016 Swim Team Member
 Young swimmers must be able to swim 25 yards of freestyle with proper side breathing
 (Strong swimmers with regular swim team experience).

3 Weeks: Monday, Tuesday, Thursday

Week of March 13th

Week of March 20th

Week of April 4th

No Practice Spring Break

Clinic Groups/Times:

Age Group	Time
6-8	4:00 – 4:45
9-11	4:45 – 5:30
11&up	5:30 – 6:15

Clinic Options:

All Clinic Pass: \$100 (All 9 Clinic Days)

3-day Pass: \$50 (One-day/Week, or One-Week Participation)

Payment:

Online payment or Check options are available. Checks made payable to Woodlands Swim Team, and dropped off or mailed to Woodlands Cabana Club at 111 Longleaf Dr. Walnut Creek CA 94598. Payment must be made by the first attended practice to avoid late fees.

Registration required by March 12th - Spaced is limited
 [REGISTER ONLINE NOW FOR 2016 SPRING CLINICS]

<http://Woodlands.Swimtopia.com>

Clinic Questions - email Coach Sean at SwimWoodlands@gmail.com

SCHOOL NEWS

Valle Verde Elementary School

SPRING FLING, Sat March 5th at 6pm: DONATE, VOLUNTEER, OR ATTEND

Each year Valle Verde Elementary hosts an annual Spring Fling. This event includes a silent and live auction event complete with dinner and dancing. The money from this highly anticipated and well attended event helps fund staff salaries, supplies, equipment, and resources that enrich student life and set our children on a path to success! Each year we reach out to key community businesses to donate to our event.

If you are interested in becoming a sponsor or making a donation at our event, please email us at: springfling.valleverde@yahoo.com

If you'd like to attend this great event, tickets are available at: <http://valleverde.schoolauction.net/springfling2016/> We are also looking for parents, grandparents, or Woodlands neighbors to volunteer on Saturday, March 5th as well as at our Mini Fling on Friday, March 25th. These volunteers will help with registration, selling raffle tickets, games, and facilitating the silent auction. This event cannot happen without these great volunteers! For more information, email: springfling.valleverde@yahoo.com

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>

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

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.

Foothill Middle School

No School:
 March 11: Teacher in Service Day
 March 16: Career Day
 March 28- April 1: Spring Break
 End of Third Quarter - March 25

Northgate High School

No School:
 March 11: Teacher in Service Day
 March 28- April 1: Spring Break
 End of Third Quarter - March 25

Mosaic High School Journalism Workshop

The 23rd Annual Mosaic High School Journalism Workshop is looking for a diverse group of students for an exciting two-week summer newspaper camp taught by professional reporters, editors, and photographers. This workshop is free of cost to students. The workshop will be held from Sun. June 12th to Fri. June 24th. Applications must be postmarked by March 14th. Please visit our website, www.mercurynews.com/mosaic for details, an online version of last summer's workshop newspaper, and a downloadable application for the 2016 program.

Assistance League Scholarships

Come to the College & Career Center to pick up applications for Foster Youth, students planning to attend vocational/career technology schools and seniors planning to attend a 4-year or community college. Deadline is March 23rd.

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 \$1,250 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.

Shadelands Rezoning Proposal Passes Planning Commission, Sent to City Council for Approval

By Bill Gilmyers

On January 28th the Walnut Creek Planning Commission met to discuss proposed zoning changes in the Shadelands Business Park, with the intent of deciding whether or not to recommend approval of the changes to the City Council. The Commission met previously on January 14th, and the changes proposed from that session were minor in nature. A significant amount of the time spent in discussion was around building setbacks and parking within the business park.

There was limited comment from the public, with a few members of the community expressing support and enthusiasm for the proposed changes. No one spoke in opposition to the changes.

All commissioners expressed support of the proposed changes. There was some discussion of revisiting limitations placed on free-standing retail establishments, with an eye towards reevaluating these limits once the Orchards development opens and their impact can be assessed. The motion to submit the revision to the zoning amendment to the City Council passed unanimously.

On February 16th the amendment was presented to the City Council for review and approval. That meeting took place too late to document in this month's newsletter. Look for a report in April for the results of that meeting.

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 01/04/2015 - 02/03/2016

01/06/16 12:27:013300 BI Perada Dr.

Reports theft of jewelry and other misc. items in August. Dispo: as reported. Theft.

01/08/16 08:33:40Ygnacio Valley Rd. / Oak Grove Rd.

Westbound Ygnacio Valley Rd., elderly male was hunched over wheel of black Honda unknown plate for 1 min then continued westbound. Two callers reporting same. Area check. Dispo: gone on arrival. #N/A

01/11/16 01:19:53Ygnacio Valley Rd. / Oak Grove Rd.

Vehicle in the right hand lane westbound Ygnacio looked like it went over the center divide and popped both tires, westbound Ygnacio coming down the hill from Concord. Dispo: tow responded. Miscellaneous Traffic.

01/11/16 12:05:5500 BI Primrose Ct.

ID theft. Dispo: reporting party suspects his identity was stolen during a breach at Anthem Blue Cross. Occurred 10/7/15 - 10/9/15. No suspect info. Theft.

01/15/16 15:38:452200 BI Oak Grove Rd.

PD lobby, occurred in September 2015. Reporting party assisted unknown subjects with cashing a check. Sighting #1: black female adult mid 20's. Sighting #2: black female adult late 20's, early 30's. Associated vehicle: white Toyota four door. They made the check out to reporting party to cash, the next day the checks bounced. Also occurred in Hercules. Dispo: as reported. Fraud.

01/15/16 16:40:353400 BI perada dr

Female going door to door, also seen yesterday. Asks if you want to meet famous people, not selling anything. Black female adult 20's possible blue sweater, pants, and backpack. Last seen 10 minutes ago, on foot, unknown dot, subject is alone. Dispo: contacted subject who was selling household cleaning items. She was done for the day. Susp. Circumstance.

01/22/16 18:15:18Ygnacio Valley Rd. / Oak Grove Rd.

Eastbound side of Ygnacio Valley near tree and grassy area - reporting party reporting a white male adult, 60 years old, wearing red jacket and jeans, appeared to be rubbing his genitals and possibly exposing himself. Last seen 2 minutes ago. Dispo: reporting party did not see subject's genitals, only saw subject's hands. Unable to substantiate a crime. Service to Citizen.

02/02/16 13:14:382200 BI Oak Grove Rd.

Theft j/o 4 door silver Honda Accord. Last seen heading towards Oak Grove Rd. Unknown dot. Driver is white female adult in her 20's. Dark hair wearing black jacket and blue jeans. Pushed manager then tried to run over manager. Dispo: suspect: white female adult, 20's, dark hair, 5'5" tall, average build, black jacket, jeans, tan purse. Suspect vehicle: silver Honda Accord. Theft.

Add Your Lawn to the Over 1 Million Square Feet of Lawn Converted to Water-Saving Gardens

Two Upcoming Free Workshops

By Adrienne Robillard

You can now double your rebate for converting water-thirsty lawns to beautiful water efficient landscaping. The Contra Costa Water District (CCWD) continues to offer up to a \$1000 rebate, and now the State of California is also offering the same \$1000 rebate cap. For more information, please visit www.ccwater.com/conserve.

In addition, the CCWD offers many free workshops to help homeowners continue to reduce water consumption, as the state is still in a drought despite heavy rainfall in January. While more rainfall is expected, it's critical to be water-wise.

At these workshops, experts will provide advice on landscape design, plants, and drip irrigation. Participants will learn about CCWD's Lawn to Garden Rebate Program and Design Assistance Program. In conjunction with the rebate program, the District offers a Landscape Assistance program that will reimburse the cost of a two-hour consultation with a professional landscape designer.

*Front Yard on Perada Avenue
2013 CCWD Program participant
Photo by Dan Lowrie*



Lose the Lawn, Get a Garden: How to replace your lawn with a beautiful water-wise landscape

This inspiring and informative workshop is designed for homeowners interested in replacing their water-thirsty lawns with beautiful water efficient landscaping. Experts will provide advice on landscape design, plants, and drip irrigation. In addition, participants will learn about CCWD's Lawn to Garden Rebate Program and Design Assistance Program.

WHEN: Saturday, April 23, 2016 from 9:00 AM to 12:00 PM (PDT)

WHERE: Pleasant Hill City Hall - 100 Gregory Lane Pleasant Hill, CA

At nearby Ygnacio Valley Library, the CCWD is also offering an additional free class:

Pruning Basics

Monday, March 7

6:30 – 8 p.m.

Ygnacio Valley Library

2661 Oak Grove Road

Walnut Creek

Come learn the basics of healthy pruning practices for your trees, shrubs and roses: how to prune, when to prune, and what to prune. The focus will be on what you should be pruning in late winter and early spring.

The event is FREE and there will be time for questions and answers after the presentation.

Beat the Winter Blahs

(Cont. from Pg 1)

Now, if you're an outdoorsy type (and even if you're not), take advantage of winter hikes. Prepare to get muddy and appreciate California's most beautiful season, when this landscape is cool and green. Grab some old towels to sop up the mud and bring along some home-baked snacks (hey, you've got time to don an apron). Our own backyard gem, Mount Diablo, boasts wild flowers and even waterfalls in the winter. It's a completely different experience. Keep in mind that Walnut Creek's open spaces (including our own Lime Ridge) are funded by your tax dollars—so stomp out there and get your money's worth!

No? Then take up an indoor winter hobby. I started brewing my own beer at home, which is much simpler than you'd expect. Through a combination of nervous phone calls, library books, and YouTube tutorials, I have now brewed maybe nine batches of quite tasty beer. Beer brewing is a fun hobby that produces delicious results to share with your fellow Woodlands neighbors. Woodlands residents are fortunate to have a local brewing supply store--More Beer!--not 2 miles away. Just remember to enjoy drinking the fruits of your labor responsibly—we have kids growing up in this neighborhood.

So fear not, neighbors. Snub those “Blahs” with a bit of Woodlands gumption, and a hobby or two.

RECIPE: Brown Bread

By Colleen O'Donnell

In honor of St. Patrick's Day, I am sharing one of the tastiest things enjoyed in Ireland, Brown Bread. Soda bread made with a mixture of whole wheat and all-purpose flours, steel cut oats, wheat germ and wheat bran; this bread is hearty yet moist and delicious. It can be enjoyed on its own, but is amazing toasted with a generous pat of butter. If you are really feeling festive try with some Kerrygold Irish butter. Sláinte!



2 cups All Purpose Flour
 2 teaspoons kosher salt
 2 teaspoons baking soda
 1¾ cup Whole Wheat Flour
 ½ cup Wheat Bran
 ¾ cup Wheat Germ
 1/2 cup Steel Cut Oats (you will mix ¼ cup into the dough and use remaining ¼ cup to sprinkle on top)
 ¼ cup dark brown sugar
 2 2/3 cup Buttermilk
 1 tablespoon melted butter

Preheat oven to 375°F. Butter and flour two loaf pans, and line with parchment paper. In a large bowl combine all of the dry ingredients except for the ¼ cup steel cut oats needed for sprinkling on the top; whisk to combine.

Add buttermilk and melted butter and mix with a spatula just until ingredients are combined. Do not overmix; it will make the bread tough. Divide the dough between the two loaf pans and sprinkle remaining ¼ cup steel cut oats on top.

Bake for approx. 45 minutes, or until lightly browned on top and knife or skewer inserted into the bread comes out clean.

Let cool for about 5-10 minutes, remove from the tin & remove parchment paper. Allow to cool on rack. Enjoy!

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MENTIONING THIS AD !**

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LIC # 798276

goldenpalm@sbcglobal.net

Dayna Wilson Real Estate...



- ◆ 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 \$!



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>



Dayna Wilson 925.788.6582

Dayna@Day-RealEstate.com

CalBRE# 01781285



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THANK YOU FOR HELPING TO MAKE 2015 THE BEST YEAR EVER!

WOODLANDS KIDS!


ENTER TO WIN

\$50.00

TO LAKESHORE LEARNING CENTER!!!

If you would like additional copies, please feel free to copy this coloring page OR if you call or email me, I'd be happy to bring you copies so more than one in your family can enter.

To enter: Please color the picture to the right of this page. Be as fun and creative as you'd like. Then, please print your full name, age, parents name and contact information below and cut out to mail in with your colored drawing.



Child's Name Age

Parent's Name Contact Number

Email Address

Please mail or deliver in person on or before Friday, April 8, 2016 to:

KAREN GUARISCO
Dudum Real Estate Group - Coloring Contest
1910 Olympic Blvd., #100
Walnut Creek, CA 94596.

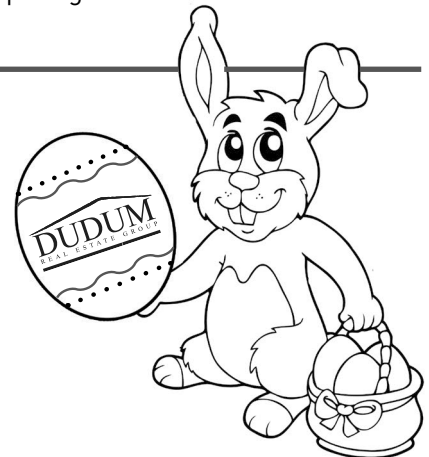
The contest winner will be drawn on Monday, April 11, 2016 and notified via the contact information they have provided. Good Luck! And thanks for participating!

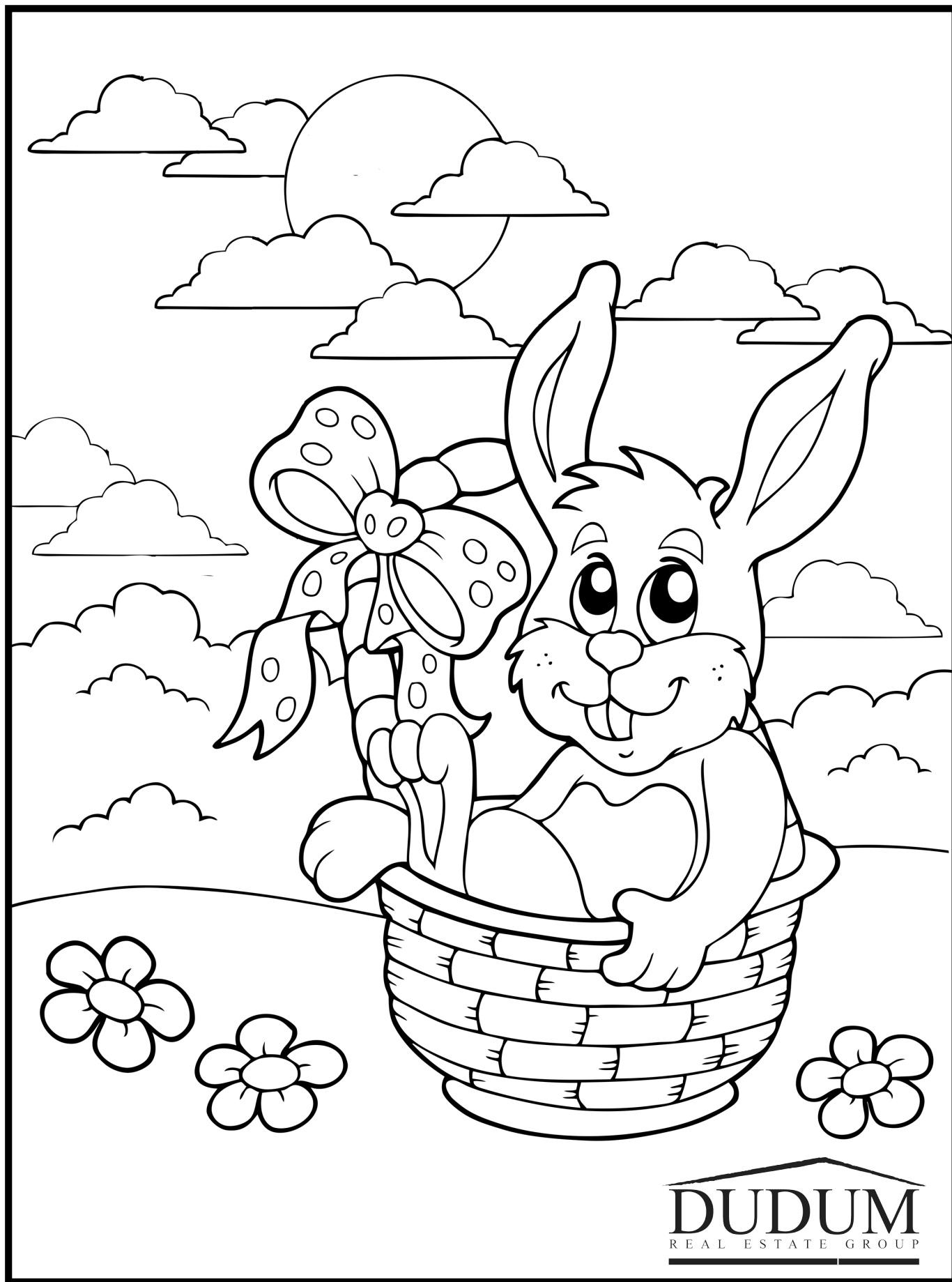
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DUDUM
REAL ESTATE GROUP



Mark your calendars:

March 6: Registration at Woodlands Cabana Club
1-3 p.m. registration and BBQ at the pool

April 4: Kermit's Pals Begin!

April 11: Swim Team Begins!

All practices and home meets take place at the Woodlands Cabana Club. We are now in the Contra Costa Swim Conference and most meets take place in Walnut Creek!

As the only club in the area with two practice pools, a wading pool and beautiful grounds with plenty of grilling and picnic space, our team is proud to call the Cabana Club our home!

Kermit's Pals is a swim instruction program designed for children, ages 3 and older, who may want to join the swim team, but haven't yet developed the swimming skills they need. Kermit's Pals offers the stroke instruction and conditioning needed to help with the transition to the team! If your child is not ready for the team after Kermit's, we now offer a full summer Kermit's Plus Program.

To learn more and to find out about our wonderful program, visit our website: <https://woodlands.swimtopia.com>

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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

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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

April 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.

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 Google us at [alohamindmath.com/walnutcreek/](https://www.google.com/search?q=alohamindmath.com/walnutcreek/)
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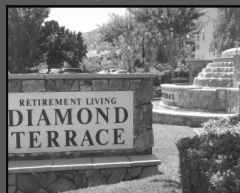
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Check status at: www.DogwoodDr.com

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

Call today for a FREE, no obligation consultation and an ACCURATE opinion of value, Including advice on presale preparation and staging for maximum appeal

CA BRE #01174754

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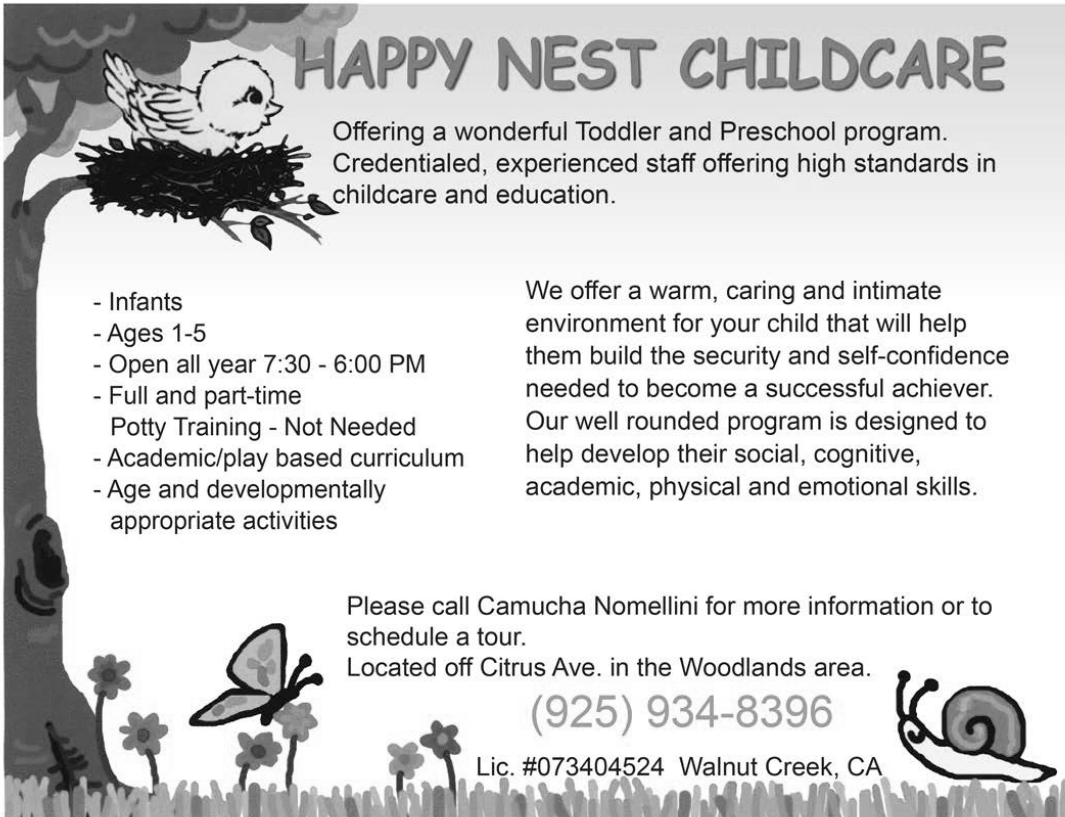
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If you need a service not mentioned above, just call us. Prices will be quoted by the job.

How do the recent record high sales prices in The Woodlands affect your home's value? Why are the list and sales prices all over the map?

The average Sales Price in The Woodlands increased about 10% in 2015 over 2014 and we had some record high sales. Based on the current activity, and all the pent up demand, I believe this trend will continue in 2016 and we will see some new record high sales! Open house turn outs have been overwhelming and multiple offers are the norm.

As always, sales prices will continue to run a wide spectrum as there are so many factors affecting value and desirability in addition to the square footage and bed/bath count. These factors include location, condition, remodeling, etc. As an example, a smaller home that is wonderfully remodeled will often sell higher than a larger, but "dated" home, and will sometimes create what appraiser's call a high "anomaly sale". A home that appears to have a lot of deferred maintenance issues will be the opposite, as it is perceived as a "fixer" and sells much lower. One of the many real estate sayings is "*Someone gets the sweat equity, either the buyer or the seller, not both*". Please feel free to contact me to help you make sense of the neighborhood prices and the affect on your home's value.

What home improvements add value and which ones do not?

Presale improvements are always "case-by-case". Sometimes improvements are not warranted or the bare minimum can go a long way. I am happy to evaluate your home and give you my opinion regarding selling "as is" or making improvements. I will provide you with a market analysis of your home's value "as is" and another one with suggested improvements including your probable net proceeds from a sale either way. I only recommend improvements that will give you a very high ROI (Return On Investment). I have some great before and after photos along with budgets from recent homes sold in The Woodlands to share with you as well. I feel that it would be a form of malpractice not to give you this advice, so you can make informed decisions and put the most money in your pocket.

Have you checked your home's value in this exciting market lately?

I have introduced a great new service for The Woodlands. It will help you keep track of your current home value and sales activity in the neighborhood. If you haven't checked your home's value recently, Please visit:

www.WoodlandsCMA.com

CA BRE#01174754

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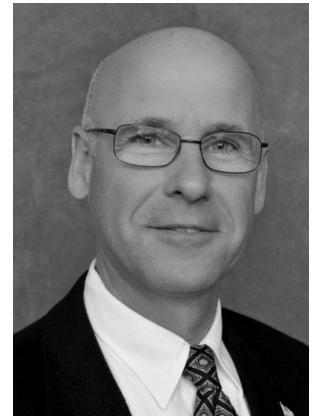
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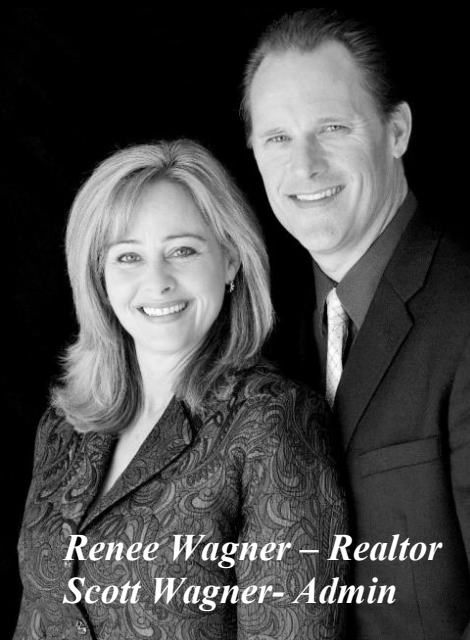
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CalBRE# 01292997



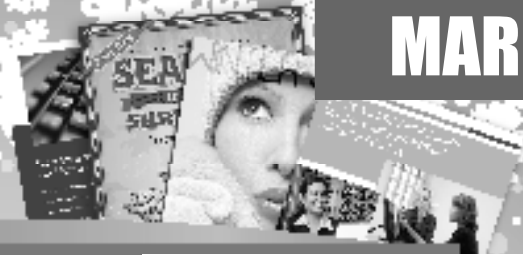
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