

# Woodlands



Keeping You Informed For 50 Years

April 2016

## **Shadelands Rezoning Approved by Walnut Creek City Council**

By Bill Gilmyers

On February 16<sup>th</sup> the Walnut Creek City Council unanimously passed the proposed amendments to the zoning of the Shadelands Business Park. Amendments permit greater flexibility and allow a greater range of business and other services to operate in the park. The expressed purpose of the amendments was to provide more and better amenities to employees of the businesses in the park, and help to revitalize the property, which has suffered from high rates of vacancy in recent years.

Before the vote Sandra Meyer, Community and Economic Director, reviewed recent changes to the park (shuttle, website, etc.) and the review process for the changes, including recent discussions last October and this January. In January the planning commission recommended that amendments to the business park zoning district be adopted, and passed to City Council for approval. She listed the amendments under consideration, including the possibility of new business including skilled nursing facilities, schools, artist studios, restaurants, health clubs, and others. There were no questions of Ms. Meyer from the members of the council.

Eight members of the business community, including Jay Hoyer, president of the Walnut Creek Chamber of Commerce, and Scott Butler, Vice President of Research and Development at Del Monte Foods, spoke in favor of the amendments. A number of the speakers referenced the ability to reduce trips and traffic of Shadelands employees by making more services available to them in the business park.

Two community residents also spoke in favor of the amendments, citing the availability of sports facilities on premise and the potential for them to reduce traffic as well. One community member, Leah Johnson, did express concerns regarding traffic impacts of the amendments, though she was supportive of the possibility of new restaurants in the Shadelands. Ms. Johnson also voiced her support for a pedestrian bridge at the corner of Oak Grove and Ygnacio Valley Rd.

During his questions of city staff, Bob Simmons noted the almost unanimous support for the amendments during the public comment section, and asked clarifying questions regarding the types of uses allowed by the amendments. Simmons expressed appreciation to city staff, cited the formation of the PBID group and expressed support for the amendments. The other city council members all spoke in support of the work done by city staff, business leaders, and community members. Justin Wedel also noted the ability for this kind of change to drive increased high-value employment in the Shadelands.



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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](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



## 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.

Learn more at: [www.distraction.gov](http://www.distraction.gov)

## Woodlands Association Board of Directors

Adrienne Robillard ~ *President*  
Bill Gilmyers ~ *Vice President*  
Jan Gall ~ *Treasurer*  
Erik Ehlers ~ *Secretary*  
Lori Bhatia ~ *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, April 2<sup>nd</sup>**  
**Saturday, May 7<sup>th</sup>**

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

Woodlands residents  
are encouraged to  
attend board meetings.

# This Month at the Cabana Club

## Opening Day

Don't forget that the Opening Day B-B-Q is Saturday, May 7<sup>th</sup> from 1:00 pm-7:00 pm. So dig out those bathing suits and come on down to the pool for a good time. This is a great chance to show off the club to prospective members and earn that \$100 referral fee, so bring a friend! Hamburgers and hotdogs will be available to purchase. This event is open to non-members.

## Lifeguards Needed!

Ever considered a summer job as a lifeguard? The Woodlands Cabana Club is now hiring lifeguards for the 2016 season. Interested? Contact Jon Levy at: [lifeguards@woodlandscabanaclub.org](mailto:lifeguards@woodlandscabanaclub.org) to schedule an interview. Need certification? Lifeguard certification classes will be offered at the Cabana Club on April 17 & 18 and the 24<sup>th</sup>. Summer schedules are flexible so contact Jon for more details.

## The Woodlands Cabana Club has a Membership for Everyone.

Did you know that the Cabana Club isn't just for swim team? It's true! The Cabana Club proudly offers memberships to meet the needs of all Woodlands' residents. Memberships start as low as \$275.00 per season so contact Cathy or Mike Escobar at: 925-943-6987 or email: [membership@woodlandscabanaclub.org](mailto:membership@woodlandscabanaclub.org) to sign up today.

## The Woodlands Cabana Club 2015 Social Calendar

**Opening Day: Saturday, May 7th**

**Annual 4<sup>th</sup> of July Celebration**

**Movie Night Sept. 25<sup>th</sup>**

**Chili Challenge-TBD**

## **Top 7 Reasons to Join Woodlands Swim Team**

By Julie Rattaro



There are many wonderful reasons for your child to join Woodlands Swim Team.

1. The benefits of joining a swim team will last a lifetime.
2. While swimming itself is mostly an individual sport measured by a clock, Woodlands Swim Team creates a team environment and a sense of belonging.
3. Swimmers learn life lessons of how to win and lose as a team while exhibiting good sportsmanship and trying their best.
4. Swimming at an early age provides structure throughout the summer months as well as whole body exercise 5 days a week. This rigorous sport requires practice and swimmers learn dedication.
5. Woodlands swimmers often create lifelong lasting friendships with their teammates.
6. At swim meets, children cheer each other on as they race, boosting individual self-esteem.
7. WST swimmers feel a wonderful sense of community.

If you would like more information about Woodlands Swim Team and/or Kermit's program (for children ages 4 and up), or the Cabana Club, please visit our website. Swim practice begins on Wednesday, April 11<sup>th</sup> and Kermit's begins on April 4<sup>th</sup>.

<https://woodlands.swimtopia.com>

We hope to see you at the pool!

# SCHOOL NEWS

## Valle Verde Elementary School

**AGE APPROPRIATE PLACEMENT:** The Kindergarten Readiness Act of 2010 changes the entry date for students enrolling in Kindergarten and First Grade. For the 2016-17 school year, Mount Diablo will be adhering to the following for placement in Transitional Kindergarten, Kindergarten, and First Grade.

- Transitional Kindergarten - Student turns 5 years old between 9/2/2016 12/2/2016
- Kindergarten - Student turns 5 years old on or before 9/1/2016
- First Grade - Student turns 6 years old on or before 9/1/2016

**ESCRIP:** You can now earn \$ for our school on everyday purchases through the Benefit Mobile app. Before you place an order on Amazon or purchase lunch at Panera, you can pay using a gift card on the Benefit app in seconds. Once you set it up, it's quick and easy to use at hundreds of stores. Download the Benefit Mobile App by 3/17 and enter to win \$500 from American Airlines.

- 1.) Download now at [www.benefit-mobile.com](http://www.benefit-mobile.com).
- 2.) Enter Valle Verde PTA as your beneficiary.
- 3.) Post #PayWithBenefit on Facebook. You can also make online purchases through the [eScrip online mall](http://eScrip.com) and Valle Verde will receive a percentage of all 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.

**50<sup>TH</sup> ANNIVERSARY:** 2016 marks the 50<sup>th</sup> year that Valle Verde Elementary School has been around. We are in the midst of planning some celebrations for next year. Do you have any memorabilia to share? Would you be interested in helping on the committee to celebrate? Any suggestions or questions, email [vvptaprez@gmail.com](mailto:vvptaprez@gmail.com).



## Foothill Middle School

### Foothill Middle School 50th Anniversary

You are invited to join us on Wednesday, April 13th, 2016 from 6:30 p.m. to 8:30 p.m. to celebrate the 50th Anniversary of Foothill Middle School. We will begin the evening with a "Meet and Greet" in the Multi-Use Room followed by a short program honoring former teachers, staff, and administrators, plus former students and PFA Board members. The celebration continues with our award winning Jazz Band performing on the quad; tours of our new science classrooms; our Serenity Garden and Horticulture Garden; and visitations to various classrooms. We hope you will be part of the reunion of our Foothill Family. If you have any questions, please contact Patty Cochran at [cochranp@mdusd.org](mailto:cochranp@mdusd.org) or (925) 939-8600.



# NORTHGATE

## Northgate High School

### Graduation Cap and Gowns

Attention seniors! The deadline to order your cap & gown for graduation is Mon. April 4th. All orders after this date will require to be picked up directly from Jostens. Brochures are available in Student Services.

## Upcoming Election - Trump Not Running Woodlands President and Secretary Roles Open

While we don't have a superdelegate system and our candidates don't provide fodder for *Saturday Night Live* skits or John Oliver's *Last Week Tonight*, the Woodlands has its own election coming up for the Woodlands Association Board's President and Secretary.



With the developments underway at The Orchards and Shadelands, and the overall change that is unfolding in our area of Walnut Creek, it is an exciting time to serve on the Woodlands Association Board. From keeping neighbors updated on development, events, and crime via the print newsletter and social media, to representing the Woodlands' interests at city council meetings, the board's purpose is group action towards the betterment and protection of the common interests of Woodlands residents, including but not limited to community and civic improvement.

The two-year term for the President and Secretary roles commences 8/1/16. Both are volunteer positions in community service that require just a few hours/month of your time. Interested individuals are invited to submit their 200-word statements of interest to be published in the June newsletter along with a voting ballot. Following the election results, new board members will be announced in the July issue and will assume office as of 8/1/16.

As a board we are organized and punctual, with respect for everyone's time. We enjoy a board breakfast once/month at Denica's to map out the next newsletter and debate whether Coffee Bean & Tea Leaf or an independent coffee house should open in Citrus Marketplace. Please contact us if you are interested in getting on board (pun intended) at: woodlandswalnutcreek@gmail.com.

## 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/departmentservices/public-safety/police/online-crime-reporting/walnut-creek-online-reporting](http://www.walnut-creek.org/departmentservices/public-safety/police/online-crime-reporting/walnut-creek-online-reporting)

### Police Calls from 02/09/2015 - 03/020/2016

02/10/16 13:34:12 Bayberry Dr. / Perada Dr.  
Missing/stolen vehicle from above location since last Sunday. 2016 gray toyota corolla. \*\*\*lobby\*\*\*\*. Dispo: as reported. Auto Theft.

02/11/16 10:31:40 3200 Bl Peachwillow Ln.  
Male, hat, 50's, bushy white beard, possible white long sleeve shirt, on bicycle - was first circling back of school --- last seen Nutmeg/Candleberry area. Dispo: unable to locate, gone on arrival. Service to Citizen.

02/16/16 10:43:52 Bl Rock Oak Rd.  
Reporting party reporting homeless encampment in the open space in between Rock Oak Rd. and Navaronne way. Lots of items and garbage unknown how many occupy. Dispo: unable to locate subject. Service to Citizen.

02/18/16 08:21:10 Citrus Ave. / Persimmon Rd.  
Subject sleeping in white Honda accord on Citrus between Persimmon-Peppertree, bicycle next to car. Dispo: agreed to move along. Susp. Circumstance.

02/18/16 09:03:23 Ygnacio Valley Rd. / Oak Grove Rd.  
Welfare check on eastbound Ygnacio just east of Oak grove, elderly female, black jacket, dark pants, walking in traffic, in fast lane. Dispo: unable to locate/gone on arrival. Welfare Check.

02/22/16 08:01:38 Ygnacio Valley Rd. / Oak Grove Rd.  
\*\*reporting party in the lobby \*\* left bike locked up at the corner and it is now missing. Dispo: theft occurred over three years ago and statute of limitations has passed. n/r. Service to Citizen.

02/26/16 19:00:43 2200 Bl Oak Grove Rd.  
Chase bank\*\* passerby reporting a black male adult in his 30's wearing black shirt had the whole ATM machine outside open seen 2 min ago. Dispo: subject unable to locate and ATM showed no signs of having been tampered with. No crime. Susp. Circumstance.

02/28/16 16:49:46 Oak Grove Rd. / Ygnacio Valley Rd.  
Welfare check on subject acting strange, yelling and gesturing wildly. Possibly 1:15:50. Hispanic male adult or American male adult, late 20's, 5'8, thin build, blue or black bb cap with yellow or white brim, blue shirt, black pants. Dispo: 2 subjects contacted, and moved along. Susp. Circumstance.

03/07/16 21:27:51 2200 Bl Oak Grove Rd.  
Subject in store refusing to leave, eating food without paying for it. White male adult, 20's, long black hair, black t-shirt with white stripes, black pants. Dispo: verbal only. Subject cooperated and left. subject 602'd. Disturbance-415 PC.

03/12/16 02:03:16 300 BL DOGWOOD DR 11-83 SOLO VEH  
VS FENCE. DISPO: BLAKNEY, KERRY 10/12/68 ARRESTED FOR DUI AFTER  
CRASHING INTO FENCE. CITE RELEASED FROM STATION. Driving  
Under the Influence

continued on page 12

## Writers Corner- The Expanding Horizons of Quantum Entanglement

By Alissa Johnson

Leave the Woodlands and enter a quantum world. A bizarre world where common sense is defied and anything is possible. A world where particles can be in multiple states at once and time appears to move in all directions. Quantum physics is a branch of physics that involves the movement and interaction of subatomic particles. In this article I will explain one of the mysteries of quantum physics: quantum entanglement.

Quantum entanglement occurs when two physically separate particles are connected so that what happens to one particle will instantaneously affect what happens to the other particle, even if the particles are millions of miles or light years away from each other. These two corresponding particles make up an entangled quantum system. In quantum physics, a particle can be in two or more different states or positions simultaneously before it is directly observed or measured. This is called the superposition property. If you measure a property of one particle in an entangled system such as position, momentum, spin, polarization, etc., it will instantaneously determine the property of the other particle. For example, if you measure spin, the tiny magnetic property of a particle, when one particle is “up” then the spin of the other particle is instantly determined as “down” no matter how far apart the two particles are.

Many physicists in the 1930’s were skeptical of this this phenomenon including Albert Einstein who called it, “spooky action at a distance.” He, along with his two colleagues, Boris Podolsky and Nathan Rosen, known together as the EPR, believed that particles only exist in one state and position at a time and the particles are only influenced by their direct surroundings. This theory is known as local realism. The EPR refused to accept the idea of quantum entanglement, insisting that the particles exhibited unknown properties enabling them to affect each other. They called these properties “hidden-variables.” However, in 1964, an Irish physicist named John Bell proposed a theorem that seemed to prove EPR wrong.

Bell’s theorem was created to test whether entangled particles “talk” to each other faster than the speed of light. His theorem was tested in a series of experiments by French physicist Alain Aspect who found that indeed, the particles seemed to correspond with each other instantaneously. How could this be when the widely accepted Theory of Relativity says that nothing can go faster than the speed of light? One possible solution to this paradox is Bohmian Mechanics. In Bohmian Mechanics basically all theories of quantum mechanics are accepted, except the idea that particles can “talk” to each other at speeds faster than the speed of light and therefore the Theory of Relativity is respected.

Although Bell’s experiments supported the idea of quantum entanglement, a couple of “loopholes” in the experimental design could have affected the results. These loopholes include the locality loophole and the detection loophole. The locality loophole states that the particles in the Bell test were so close that they could have communicated with each other at the speed of light. A second loophole, the detection loophole, says that the detectors only measured some of the entangled particles and those entangled particles did not behave in the same way as most entangled particles.

Next month I’ll look at an experiment by a team of scientists at Delft University of Technology in the Netherlands who claim to have performed a “loophole-free Bell test.” I’ll attempt to explain what they did and the controversy that ensued.

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## KINDERGARTEN SCREENING AND LEMONADE STAND

If your child is a new incoming Kindergartener (not TK) to Valle Verde Elementary School, we will have our screening on Friday, August 5, 2016 in the Kindergarten playground area. Please be sure you have a completed registration packet before the screening. Come and enjoy our lemonade stand and meet some new families! We will be here from 8-11am and 2-4pm.

Please note: We will not be screening incoming Transitional Kindergarteners.

## New Signage To Be Installed on Dogwood Drive

A DUI driver drove into the back entrance of Valle Verde Elementary School's fields in mid-March but was later apprehended at the Trader Joe's parking lot. Fortunately, this incident occurred at 2 a.m.

Your Woodlands Board met with the City of Walnut Creek's traffic engineers both at City Hall and by walking the Woodlands last November, and we just heard that a "Not a Thru Street" sign will be posted making it clear to drivers that Dogwood ends. A sign will also be posted to make it clear that Valle Verde Elementary's back entrance is located on Dogwood.

## RECIPE: Potato and Herb Salad with Lemon Vinaigrette

By Colleen O'Donnell

Like many homes in the Woodlands, we are lucky enough to have a very productive lemon tree in our backyard. The dressing for this recipe is a great way to take advantage of the bright flavor of fresh lemon juice- bottled does not compare! If you really love citrus flavor- add in a bit of the zest of the lemon with the other dressing ingredients. This go-to potato salad is ideal for a picnic or tailgate as there is no mayonnaise and the flavor improves over time. If making ahead, dress the potatoes and let them cool and store in the fridge at this point, don't add the fresh herbs and greens more than a few hours or so before serving (arugula and shredded kale hold up nicely but if using a delicate green combine as close to serving as possible). Use this recipe as a guideline for your favorite additions- ¼ cup of grated parmesan and fresh blanched peas are always a great fit for spring in which case be sure to add mint to the fresh herbs!

- 1 ½ pounds Small Red or Yukon Gold Potatoes, quartered or cut in eighths if especially large.
- 2 tablespoons Olive Oil
- Salt & pepper to taste
- 3 cups arugula, shredded kale or your favorite hearty greens
- 3 green onions, white and green parts, thinly sliced
- ¼ cup chopped herbs (parsley, dill, mint, etc)

### **Dressing:**

- ½ cup freshly squeezed lemon juice
- ½ cup extra virgin olive oil
- 1 teaspoon salt
- 1 teaspoon dijon-style mustard
- 2 cloves garlic, minced

1. Combine dressing ingredients and shake or whisk. Making this in a resalable jar makes it easy to store leftover dressing in the fridge for salads.
2. Preheat the oven to 450°F, toss the potatoes in 2T olive oil and season with salt and pepper. Roast on a foil or parchment lined baking sheet until tender and golden brown.
3. Once they are done and while still hot slice each quarter in half, exposing more of the potato (optional but great extra step), put in large bowl and add about ¼ cup dressing, the potatoes will absorb the dressing.
4. Allow to cool to room temperature.
5. Before serving, add the green onions, chopped herbs, and arugula or other greens. Toss with 3-4 Tablespoons more of the dressing, adding more to your taste. Add salt and pepper as needed.



## Daylight Savings Musings

By Bill Gilmyers

On Sunday, March 13th, daylight savings time officially began, giving us the double-edged sword of extra daylight in the evenings but, sadly, a shorter weekend. By now, you've already adapted to the messed up sleep schedules and, for me, another month or two of walking the dog in the dark before work. Overall though, I'm a fan of daylight savings time and all the things that come with it.

I usually use the start of daylight savings time as a reminder to take the tarps of the grill and backyard furniture, change the oil in the lawnmower, and see how rusty the gardening shears have gotten over the winter. One other tradition I kicked off when we moved to Walnut Creek was to use daylight savings time to mark the official beginning of *Gin and Tonic Season* with a festive and fun-filled *Gin and Tonic Day*. Now, you may be saying to yourself, "I wonder if *Gin and Tonic Season* and *Gin and Tonic Day* are actually real things?", to which I reply that they most definitely are not. I just kinda made them both up. Sorry.

I did do an internet search for "Gin and Tonic Day" and found one small Facebook group claiming that Gin and Tonic Day is on October 19. Who drinks gin and tonics in October? A bunch of Australians I bet- they do summer and winter backwards down there and, based on the Australians I know, those folks will pretty much drink anything at any time. So I'm going to stick with having *American Gin and Tonic Day* on the first day of daylight savings time.

At the beginning of daylight savings time I also like to tell anyone who will listen (and unable to slowly back out of the room while I rant) about the idea I thought of in my twenties that I dubbed the "*Daylight Savings Superweekend*". Note-also not a real thing.

The idea is this: Losing a weekend hour stinks but it's worth it because the extra hour of daylight in the evening is pretty great. Losing the fall daylight is a bummer but the days are getting shorter anyway and who doesn't appreciate a 25-hour Sunday during football season? I know I do. So, net-net, lose an hour, gain an hour, no biggie. However, imagine if, on consecutive weekends in March, we turn the clocks ahead one hour. Now, after the second weekend rolling the clocks, the days last super long and you're partying 'til like 10pm every night!

Then, on one weekend in the fall, you get BOTH hours back on the same day. That's right, come 2 AM on Sunday evening you're turning your clock back all the way to midnight! Do you know what's better than a 25-hour day on a Sunday during football season? A 26-hour Sunday during football season! Does that sound like a super weekend? It sure does to me!

So, there's definitely a lot more to daylight savings time than just making sure the clocks on your stove and microwave are more or less in sync. In the meantime, does anyone have a few limes?

---

## Good Neighbor Reminder – Scoop the Poop

With recent reports on NextDoor, 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.





## Walnut Creek Library Foundation



### Join us for a memorable evening at the beautiful Walnut Creek Library!

You are invited to party below deck at the **Bon Voyage Reception**. Meet our guest authors and enjoy our silent auction, libations, and hors d'oeuvres. Following the reception, guests will move topside for **Dinner on the Promenade** with Bay Area authors. The gourmet dinner will be prepared and served by Grace Street Catering.

Tickets are **\$250 for Dinner on the Promenade** (includes the Bon Voyage Reception), and **\$75 for the Bon Voyage Reception only. Limited seating available.**

Proceeds support essential programs and collections for the Walnut Creek and Ygnacio Valley libraries. For more information, please visit <http://www.wclibrary.org/gala/>.

### Donate to Friends of the Ygnacio Valley Library

*Our Local Library Always Appreciates Your Donations*

#### Book Donations

Put your gently used books, DVDs, and CDs in the large blue donation bins during library hours. Please do not donate the following: torn, badly worn, moldy, or water-damaged books, computer books and manuals more than 3 years old, magazines, children's coloring books or sticker books, travel guides more than 5 years old (AAA, Fodors, etc.), Encyclopedias, Reader's Digest Condensed Books.

#### Contact Us

Friends of the Ygnacio Valley Library  
2661 Oak Grove Road  
Walnut Creek, CA 94598


Call Sheryl at (925) 818-8174 for more information [friendsofyvl@gmail.com](mailto:friendsofyvl@gmail.com)

If you would like to make a monetary donation to the Friends of the Ygnacio Valley Library, please contact us or drop off your donation at the Library. Double your donation with your employer's Matching Gift program. We will help with the paperwork.


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 for more information.



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[goldenpalm@sbcglobal.net](mailto:goldenpalm@sbcglobal.net)



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[Playpalpetcare@gmail.com](mailto:Playpalpetcare@gmail.com)  
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**Woodlands Spring Garage Sale**  
**SAVE THE DATE ~ Saturday May 14, 2016**



*A Map of the Neighborhood, identifying the location of those participating, will be created to assist shoppers to find your home. Maps will also be provided to the participants to hand out. To have your home put on the map please register. Let's do some Spring Cleaning!*

***Email: [JRKilty1@gmail.com](mailto:JRKilty1@gmail.com) or  
 Call/Text: Julie Kilty # 650-492-1611***

***Registration Begins Friday April 1<sup>st</sup>***  
***(Registration Ends Monday May 8th @ 5:00 p.m.)***

***Information Needed to Register:***

***Name, Phone Number, Address and  
 a Brief Description of the Items for Sale***  
*(You will receive a call confirming your information)*

*Though you may open and close your garage whenever you'd like,  
 Garage Sale Hours will be advertised as 9:00 a.m. – 2:00 p.m.  
 Goody Bags for all participating homes with prizes, surprises and more!*



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100 Pringle Ave Ste. #100 • Walnut Creek • CA 94596

continued from page 5

03/12/16 17:01:17 100 BL KELOBRA CT REPORTS FRAUD OCC'D 3/9/16.  
(Redacted 01). DISPO: RP'S COMPUTER GOT A VIRUS. RP PROVIDED CC# TO A  
CALLTAKER WHO SAID THEY COULD FIX THE COMPUTER. Fraud

03/15/16 08:18:47 OAK GROVE RD / CITRUS AV  
RP REPORTS DISABLED UNOCCUP VEH POSS BLK AUDI OR BMW ON OAK  
GROVE RD SAME SIDE AS NOB HILL. DISPO: VEH MOVED OUT OF THE ROAD-  
WAY Miscellaneous Traffic

03/15/16 18:29:11 600 BL PERSIMMON RD  
ALARM- (Redacted 04) Alarm- False

03/15/16 19:03:52 SUGARBERRY CT / MANDARIN LN  
911 OPEN LINE. NORMAL CONVERSATION HEARD IN THE BACKGROUND.  
PHASE2. DISPO: AREA CHECK NEGATIVE FOR ANYTHING SUSPICIOUS IN THE  
NEIGHBORHOOD. 9-1-1 Hangup

03/16/16 03:07:41 600 BL JOSHUA CT  
RP IS HOUSESITTING, ALARM WENT OFF, ALARM CO CALLED AND ASKED HER  
TO SHUT OFF THE ALARM. (Redacted 01). DISPO: HOUSE IS SECURE Service  
to Citizen

03/16/16 17:01:58 YGNACIO VALLEY RD / OAK GROVE RD  
RECKLESS WHI SMALL TRUCK W/RACKS POSSIBLE PLATE OF 8W03784/  
SWERVING UNABLE TO MAINTAIN LANES. EB PASSING OAK GROVE RD. WM  
DRIVER AND WM PASSENGER.. DISPO: BOLO'D TO CPD. Reckless Driving

03/17/16 00:04:26 YGNACIO VALLEY RD / OAK GROVE RD  
RED CHEVY CAVALIER. DISPO: VEH TOWED PER AUTHORITY CVC 14602.6  
Tow/ Impound

03/18/16 15:35:24 600 BL JOSHUA CT  
FOUND PLATE 49 TO R/O ADDRESS. DISPO: LOST LICENSE PLATE RETURNED  
TO OWNER. Service to Citizen

03/19/16 23:44:56 YGNACIO VALLEY RD / OAK GROVE RD  
RECKLESS POSS DUI DRIVER. BLK LINC SUV, UNABLE TO MAINTAIN LANE.  
DRIVER OLDER MALE. WB YGNACIO VALLEY RD APPR OAK GROVE RD.. DISPO:  
UTL GOA Reckless Driving

03/20/16 14:07:30 YGNACIO VALLEY RD / OAK GROVE RD  
3MIN AGO. POSS HEADED WEST. WHI CHEVY PICKUP W/MOTORCYCLE IN  
BED. PASSING AGGRESSIVELY, KICKING UP DIRT. WMA OR HMA, SHORT HAIR..  
DISPO: AREACK GOA/UTL Reckless Driving

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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

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- 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

**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](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.

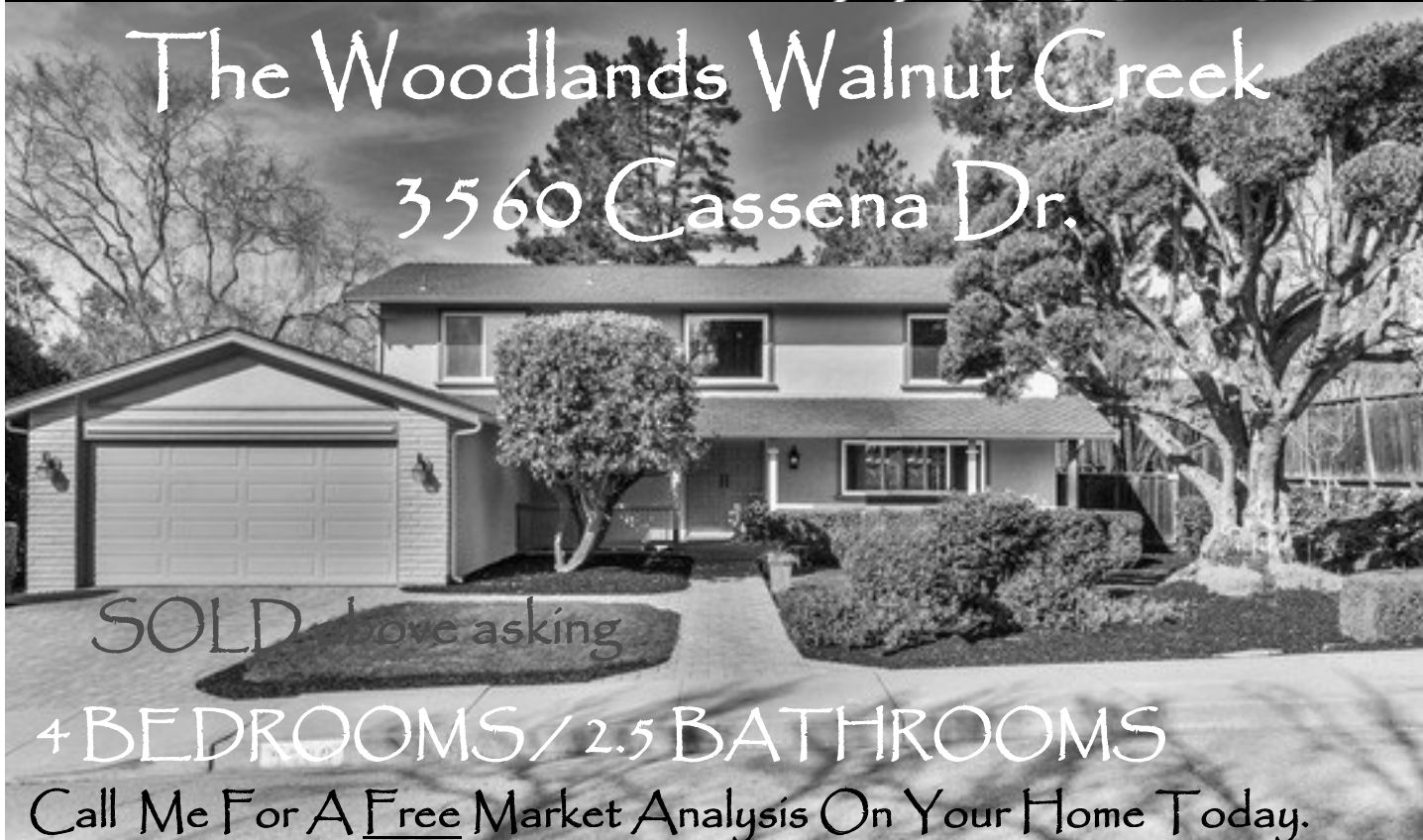
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Learn more about ALOHA!

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 Google us at [alohamindmath.com/walnutcreek/](https://www.google.com/search?q=alohamindmath.com/walnutcreek/)  
 Email us at [walnutcreek@aloha-usa.com](mailto:walnutcreek@aloha-usa.com)  
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BRE# 01410748  
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*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.*

## Two Great New Listings in The Woodlands:



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Photos, info and open house dates at:

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### 123 Dogwood Drive

Exceptional Remodel

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

Thinking about a move? Make sure to include Steve Hansen 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.

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CA BRE#01174754



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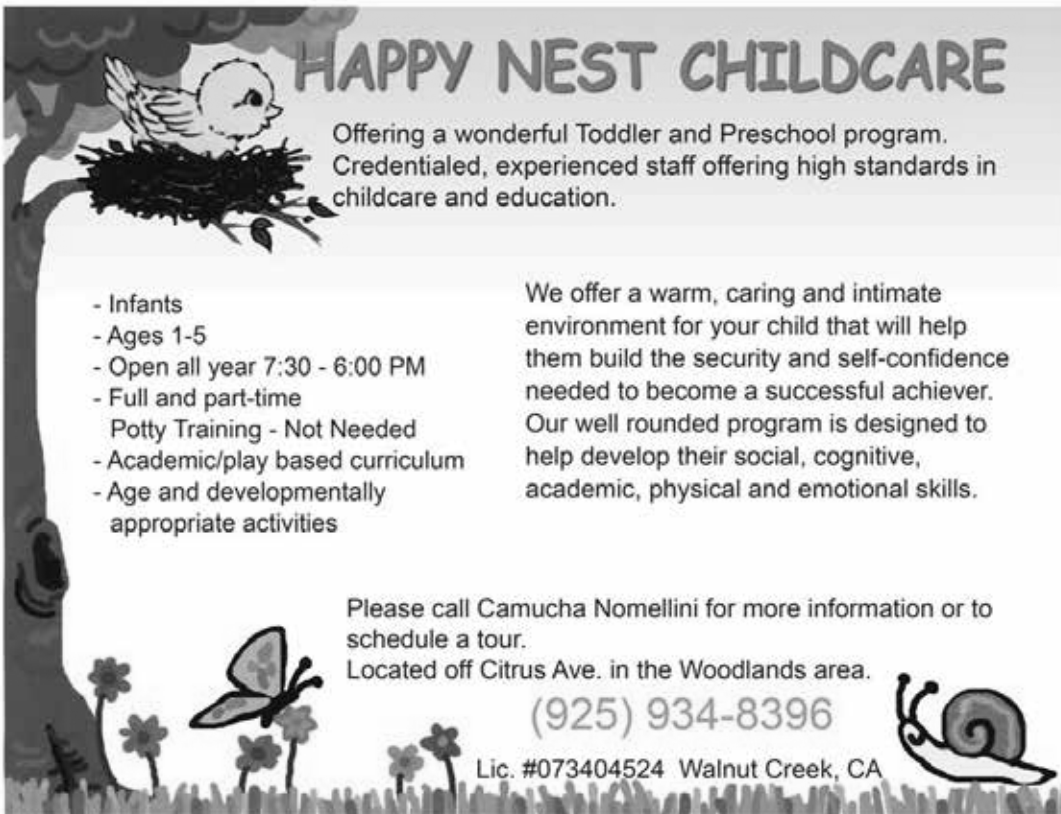
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## CALL FOR LICENSED CONTRACTOR OR HANDYMAN

### TERMITE WORK

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### 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

## 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](http://www.WoodlandsCMA.com)**

CA BRE#01174754

*J. Rocheliff*



1700 N. Main St.

Walnut Creek, CA 94596

*The Marketing Professional*

**STEVE HANSEN**

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# RE | SOURCE

Your Real Estate Source for the Woodlands Neighborhood



## What Can I Do for You? Before, During and After the Sale

There are many ways I can be of service to you outside of an active real estate transaction, so please don't hesitate to call.

### Rely on my list of pros

Consider me your source of referrals for all types of businesses, whether related to real estate or not. I have partnered with competent professionals who would be happy to serve you:

- ✓ **Transaction related:** Lenders, legal professionals, closing agents, home inspectors, pest control services, insurance agents (home, auto, health), movers
- ✓ **Other business professionals:** Financial planners, tax advisors, doctors, dentists
- ✓ **Home repairs and improvements:** Handymen, general contractors, interior designers, roofers, painters, flooring installers, plumbing/electrical/HVAC specialists
- ✓ **Landscape/maintenance:** Yard and pool services, house cleaners, window washers

If you need a referral to a provider that is not mentioned here, feel free to ask; I may know just the person you're looking for!

### Real estate news you can use

I can provide you with up-to-date information and statistics on local market conditions, which can differ substantially from national market conditions and what you hear in the media.

### Maximize resale potential

Feel free to ask for specific advice on home maintenance, or suggestions for upgrades that will enhance your property's resale value.

### Community insight

I'm always happy to provide information on community amenities such as parks, schools and trails, or even local special events.

### Let's talk market value

Request a market analysis when you need an estimate of your home's current value for a potential refinance or for insurance, estate planning or property tax purposes.

I'm also available to discuss issues or new developments in the community that could affect property values.

### Help where ever you need it

I can help you or a family member secure the services of a like-minded real estate professional in another part of the country.



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5-STAR  
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