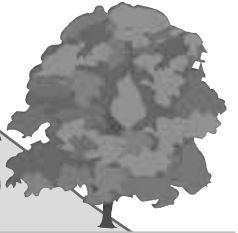


The Woodlands



Keeping You Informed For 50 Years

July 2016

MAJOR ROADWORK AT INTERSECTION OF OAK GROVE AND YGNACIO VALLEY ROADS

From Gayle Vassar, City of Walnut Creek

Major construction to reconfigure the intersection of Oak Grove and Ygnacio Valley roads will begin the evening of Sunday, June 12 and is expected to take two to three months.

Drivers should anticipate multiple lane closures and shifts in traffic.

The work is part of The Orchards project, which is transforming 25 acres at the corner of Oak Grove and Ygnacio Valley Road into a town center with a 55,000 square-foot "lifestyle" Safeway, health club, restaurants, stores, and recreational amenities. Some stores are expected to open late this summer.

In addition, the project will include Viamonte, a continuing care retirement community, and more than 4 acres of open space.

Reconstruction of the intersection was delayed until summer to avoid heavy school traffic. Signs will be posted within the Concord City limits in the mornings to give drivers heading toward the construction a heads up. In addition, the City will coordinate construction work with the summer concert schedule at the Concord Pavilion.

Fourth of July in the Woodlands

By Bill Gilmyers

As a fairly new (class of 2012) resident of the Woodlands, I can say without reservation that the 4th of July is the most exciting day in the neighborhood. No other event brings out so many neighbors ready to have such a good time. This year will be no exception, with a day of parades, swimming, and fireworks on tap for everyone to enjoy.

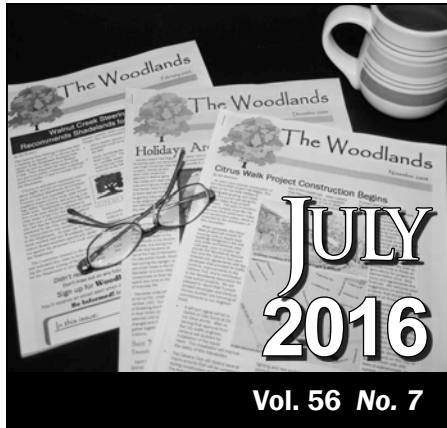
The day kicks off at 11:30 with the parade from Valle Verde Elementary School to the Cabana club. While most will walk or ride bikes, a few classic cars and floats will lead the way. Wear your favorite red white and blue outfit, slap on some sunscreen and join the fun. Line up starts at 11.

In the afternoon, all residents are invited to the Cabana club for burgers, games and, of course, swimming. Non-members are welcome as well. Turn out at the Cabana Club is usually high, so get there early (and bring a folding chair) for the best access to the pool (and barbecue!).

In the evening, there are lots of fireworks displays in the surrounding community, but my family's favorite spot is on the Ygnacio Canal Trail at the end of Rock Oak Rd. Climb up the hill and you'll have a great view of the fireworks displays from Orinda to Martinez. In 2012 this seemed like the neighborhood's best kept secret, with only a handful of people watching from the ridge, but by last year it was standing room only.

So come on out for the 4th and see what really makes the Woodlands special.





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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

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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

School's Out!

**Drive 25 in the Woodlands
 and Look for
 Children Playing**



Woodlands Association Board of Directors

- Adrienne Robillard ~ *President*
- Bill Gilmyers ~ *Vice President*
- Jan Gall ~ *Treasurer*
- Erik Ehlers ~ *Secretary*
- Lori Bhatia ~ *Newsletter Editor*
- Todd McNeill ~ *Webmaster*

Jennifer Zotti ~ *Newsletter Distribution Manager*
 Members at Large ~ *Jared Asch*
 Interns: Ryan Park & Alissa Johnson

Upcoming Board Meetings

8:00 - 9:00 a.m.
Saturday, July 2nd
Saturday, August 6th

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

Woodlands residents
 are encouraged to
 attend board meetings.

Northgate Resident Running for City Council

Kevin Wilk is not new to community service. He has served as a City Transportation Commissioner, Arts Commissioner, and is involved with Walnut Creek's annual Community Service Day. He has coached youth sports, volunteered his time as a member of the Downtown Parking Task Force, and is a Walnut Creek Citizens Police Academy Graduate.

Mr. Wilk is also not new to Walnut Creek. As a 40-year resident, he values what Walnut Creek offers its residents. He and his wife are raising their family here, with a daughter who is a Northgate High School graduate and a son who is a current student. Mr. Wilk's parents also reside here.

Mr. Wilk served on the Advisory Committee for the Shadelands Gateway Advisory Committee, where, as stated on his website he: "worked for two years to gather community input on how to redevelop the 25-acre property at the corner of Ygnacio and Oak Grove and then, based on the input, to develop a plan that will provide better neighborhood shopping opportunities for area residents and improve the long-range viability of Shadelands Business Park."

For more information, please visit: kevinwilkforwalnutcreek.com

Of the five City Council Members, three are up for re-election this year: Justin Wedel, Bob Simmons, and Loella Haskew.

What's Next For the Graduating Woodlands Association Interns?

A little over two years ago I began as an intern for the Woodlands Newsletter. At first the work was a bit dull, but I soon realized it was quite the opposite. The monthly police reports were never short of entertaining stories, whether it was that an old man was spotted half naked on the side of the road or a car was driving too loudly down the street. And not only did they give me a few good laughs, but they helped keep me up to date on the news in my community. I am extremely fortunate that I got to be a part of the Woodlands Association for the past two years and hope the tradition of high school interns continues for years to come. Unfortunately, my time as an intern has come to end, but I am extremely excited to start the next chapter of my life this coming fall as a freshman at UC Berkeley. I will be majoring in civil and environmental engineering, with an emphasis on sustainability of structures. I plan to be involved in various engineering clubs, such as Engineers Without Borders and Concrete Canoe, as well as intramural sports. But as I move forward in my life, I hope to find a way to continue being involved in and giving back to my local community. – Talia Arauzo

I began interning for The Woodlands Association the end of my sophomore year of high school where I worked on the monthly newsletter, compiling school news and local police reports. Throughout the internship, I learned about the neighborhood I grew up in and the importance of meeting a deadline. I have enjoyed playing a role in my community for the past two years and I hope to stay involved in the years to come. I will be heading off to the University of California, Santa Barbara this fall to study Economics. At UCSB I will be involved in several clubs, intramural sports and spending my free time at the beach! – Danielle Arauzo

Alternatives to PG&E

By Jared Asch

That's right - your power is no longer going to be automatically coming from PG&E. The City of Walnut Creek adopted a Community Choice Energy program run by MCE (a nonprofit managed by local governments) which enables residents and business to purchase cleaner electricity at competitive rates. You now have options for cleaner power. Over the summer you will receive up to four pieces of mail with more information coming to your home.

YOUR NEW ENERGY OPTIONS

Starting in September, all Walnut Creek residents will automatically be switched from PG&E to MCE's Light Green offering (52% renewable energy sources such as solar and wind), unless you opt out. Starting May 24, 2016 you can choose to opt-out of MCE or sign up for 100% renewable energy by calling 1-888-632-3674 or visiting <https://www.mcecleanenergy.org/WalnutCreek/>.

If you would like a higher renewable energy content, MCE offers two other options for customers who choose to opt-up. MCE Deep Green is electricity generated using 100% renewable energy, and MCE Local Sol is electricity generated from 100% local solar projects.

If you would like to opt-out of MCE and remain with PG&E for electricity service, you also have a number of options.

When you opt-out, you continue to receive electricity from PG&E which currently has a 30% renewable energy mix. If you would like a higher renewable energy content, PG&E now offers 50% and 100% renewable options through its Solar Choice Program. These programs may impact your rates for more information http://www.pge.com/en/myhome/saveenergymoney/solar/choice/index.page?WT.mc_id=Vanity_solarchoice

COST

Rates are comparable to your existing rates but for cost comparisons visit: <https://www.mcecleanenergy.org/rates/>

BILLING

PG&E will still send your monthly bill, but instead of one fee that combines both your electric delivery fees and electric generation fees, your bill will show separate charges – one for PG&E electric delivery and one for MCE electric generation. MCE's generation rates will simply replace PG&E's generation rates with no added fees.

For more overall information visit the City of Walnut Creek's Web site at: <http://www.walnut-creek.org/departments/going-green-together/mce>.

Coming Soon- Ygnacio Canal Trail Improvements

By Jared Asch

If you are a regular user of the Walnut Creek bike/running trails, like myself, you may have noticed that the area of the Ygnacio Canal Trail running through the Woodlands is the worst kept. Relief is on its way. The City of Walnut Creek, Division of Open Spaces, has budgeted improvements on the trail from the Citrus Avenue/Concord border through the tunnel.

The property, while maintained by the City, is actually property of the Federal Bureau of Reclamation. The City is in contact with the agency and are awaiting the approvals. The City will keep us informed as they move forward later this year, stay tuned for more in upcoming issues of the newsletter.

Walnut Creek Code Enforcement 101

From time to time the Woodlands Association hears from residents asking if long-term storage of non-operating vehicles in a driveway is permitted, how tall weeds can grow before a letter is issued by the city, and more. Nancy Templeton, the city's code enforcement officer, has provided this helpful list of the most common issues.

1. For weed abatement, the city follows the Fire Department guidelines of 3" or less. Weed abatement letters generally allow 14 days for compliance.
2. Fencing within the front yard setback area cannot exceed three feet (3') in height. Yard fencing cannot exceed 6 feet (6') or less in height. Most corner lots have double frontages. As such, front yard setback applies to both frontages. There are some exceptions. It is best to check with Planning for setback confirmation by calling (925) 256-3558.
3. Accessory structures less than 120 square feet are limited to height when located in the side or rear yard area. Again – best to call Planning (925) 256-3558 to obtain proper setback and lot coverage information. Any structure over 120 square feet (or that has electrical/plumbing regardless of size) requires a building permit.
4. Items (personal property/debris/etc.) cannot be stored in public view in the driveway or porch area.
5. Non-operational vehicles cannot be stored in the driveway.
6. Motorhomes, trailers, boats, campers and buses cannot be stored in the driveway or street side yard.
7. Dirt, gravel, etc. cannot be placed in the public right-of-way (street or on the sidewalk). When actively working on a project, store materials in the driveway.
8. Basketball hoops cannot be stored/left in the public right-of-way (streets or sidewalk). They can be stored in the driveway area.
9. Landscape encroachment into/over the public right-of-way needs to comply with the following: the sidewalk has to be fully accessible – all landscape needs to be trimmed back; trees overhanging the sidewalk need to have a minimum clearance height of eight feet (8') and branches overhanging the street need a fourteen foot (14') minimum clearance height.
10. Trashcans can be placed out on the curb 36 hours before/after pick up time. When not out for pick up, they must be stored out of public view.

If you have any questions or need further details, you can contact Nancy Templeton at (925) 943-5863 or Templeton@walnut-creek.org.

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 05/18/2015 - 06/09/2016

05/18/16 12:11:44 Ygnacio Valley Rd. / North San Carlos Drive
Tree branch partially broken and hanging down into the roadway and blocking the lane. Dispo: No hazard noted. Miscellaneous Traffic.

05/18/16 16:18:23 Ygnacio Valley Rd. / Lennon Ln.
White vehicle stopped in the middle of Ygnacio. Driver is an elderly woman with white hair and appears to be asleep or passed out. Dispo: Roadway clear, unable to locate. Miscellaneous Traffic.

05/24/16 17:59:05 Walnut Av. / Ygnacio Valley Rd.
Complaint call. Four juveniles in a green Toyota Avalon sprayed reporting her vehicle with silly string. They also had spray paint. Dispo: No answer on callback, left message. Further investigation to follow upon reporting party call back. Suspicious Circumstance.

05/27/16 00:10:25 2000 BL Oak Grove Rd.
Across the street, gardeners with a leaf blower at an office building. This is an ongoing issue. Dispo: No extreme noise heard. Noise Complaint.

05/30/16 12:26:54 1400 BL Ygnacio Valley Rd.
Reporting party reporting her patient has marijuana on him and is possibly under the influence as well. Reporting party requests it be picked up. Dispo: Subject agreed to dispose his cookies. Staff properly disposed the cookies. Service to Citizen.

05/30/16 20:36:10 Oak Grove Rd. / Canal Trail
Reporting party reporting a male running on the bike trail with no pants on. Possible hispanic, dark hair, in his 30s, wearing grey tank top, no pants at all. Last seen heading nearby on Ygnacio Canal Trail. Dispo: Gone on arrival. Suspicious Circumstance.

06/08/16 16:11:48 600 BL Rock Oak Rd.
Heard a female scream very loudly. Reporting party was on a bike in the area. Sounded like it was from or near the last house on the left if you are facing the Canal Trail. One scream heard, but reporting party described it as blood curdling. Dispo: Suspicious circumstance between father and 17 year old daughter. No crime. To Calls for Service. Suspicious Circumstance.

Carrot & Apple Salad

By Colleen O'Donnell

This salad is refreshing, delicious and such a crowd pleaser. It has all of the components and spicy undertones of carrot cake but in a healthy, perfect-for-picnics format. Feel free to change up the ingredients a little—colorful heirloom carrots would provide a beautiful color contrast, and almonds or pecans would be a great substitute for the walnuts. This is a great one to make ahead, you may want to add the walnuts just before serving to ensure they are crunchy.

Dressing

Juice and zest of 1 orange

Juice of ½ lemon

2-3 Tablespoons Extra Virgin Olive Oil

½ teaspoon ground cinnamon

1/8 teaspoon ground nutmeg

½ teaspoon salt

Freshly ground pepper to taste

Salad

2-3 Granny Smith Apples, cut into matchsticks

1 lb. carrots (approximately 7-8 medium sized carrots), grated

1/2 cup dried currants (you can substitute raisins)

3/4 cup chopped walnuts, lightly toasted

In a large bowl, whisk dressing ingredients together. Add in apple and coat with the dressing (this will prevent browning). Add in grated carrot, currants and walnuts and combine. Adjust seasoning as needed. If mixture seems dry, add in a little extra juice or oil, the carrots and apples will release some liquid as they sit.

Questions or comments?

Feel free to contact cookinginthewoodlands@gmail.com



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- 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

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.

NEW Advertising Deadline

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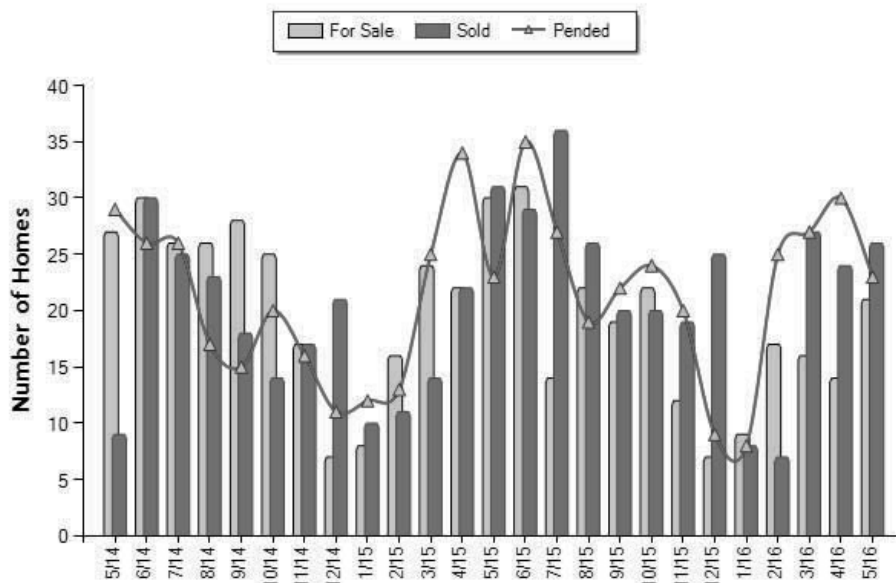


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The graph shows the inventory of active, pending and sold, Single-Family-Detached Homes month over month in 94598, going back two years. There has been less than a 30-day supply of homes on the market and an average of 12 days on the market for all the homes sold in the last 30 days. This is great for sellers and challenging for buyers!

In this environment you might think anyone can get your home sold, but it is even more important for sellers to have an excellent listing agent with the skill and finesse to fully capitalize on the pent up demand and reach your home's highest potential sales price.

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GENERATION SHOWDOWN: DAYNA QUOTED IN MAY 2016 CALIFORNIA REAL ESTATE MAGAZINE



Millennials' top competition for housing might come from their parents. I was asked to comment on my views of working with downsizing Baby Boomers and the First-Time Millennial buyers and how they are different from one another in how they communicate, their financing and housing preferences. I am cued in to what economists say is a critical component to the California housing market. I've learned more about generational styles by seeking additional training in serving the over 50 population.

READ MORE:

<http://www.onlinedigitalpubs.com/publication/?i=300070>

DAYNA WILSON RECENT REAL ESTATE MARKET NEWS

Kittery Avenue, San Ramon - SOLD!
Received 14 offers, Sale \$/Original \$ 102%.

3383 Moraga Blvd., Lafayette - Pending
Received 9 Offers. Closing at over 110% of asking \$.

502 Daisy Place, Pleasant Hill - SOLD
Buyers purchased at list \$

424 Peppertree Road, Walnut Creek
On Market 6/17

Rock Oak Road, Walnut Creek
4/5 bedroom, 2.5 Bathroom 2 level.
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Tice Creek Drive, Walnut Creek
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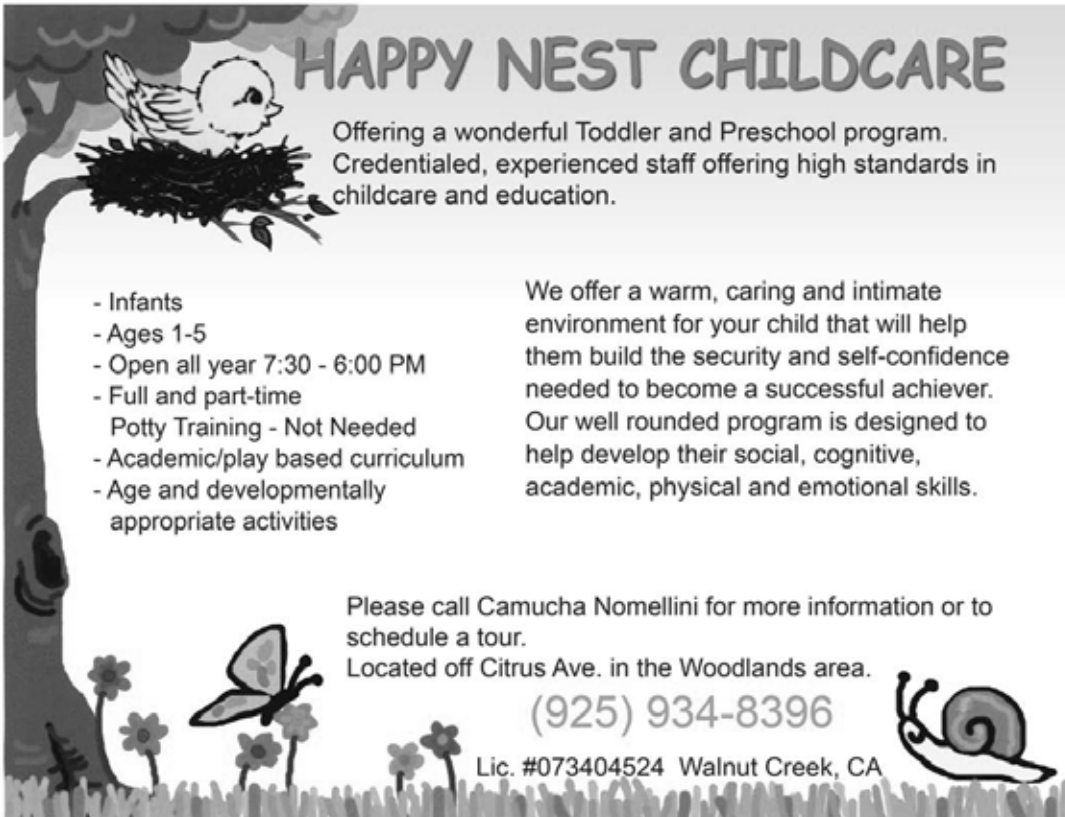
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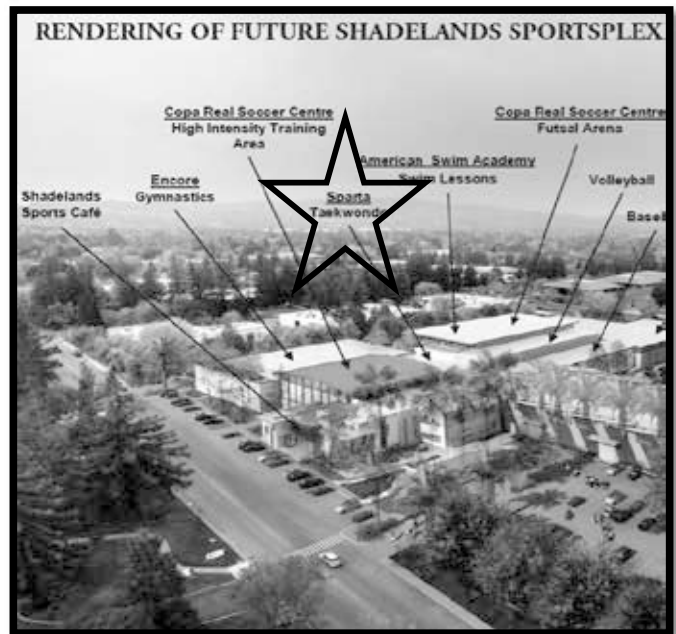
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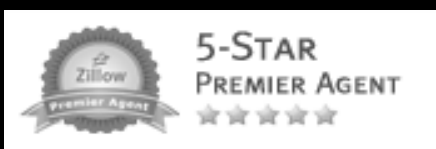
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