

# The Woodlands



Keeping You Informed For Over 40 Years

August 2013

## Revised Safeway Proposal Site Plan Protected Right Turn to Stay, Fountain to Go

By Adrienne Robillard

The Design Review and Transportation Commissions evaluated the new version of the Draft Specific Plan and revised "The Orchards at Walnut Creek" plan for the proposed Safeway development on the 25-acre parcel at the corner of Ygnacio Valley Road and Oak Grove Road at study sessions on Wednesday, June 26th and Thursday, June 27th, respectively.

Changes to the "Orchards" plan reflected Safeway's interpretation of the feedback they received at the prior study sessions held in March and April 2013 (see Woodlands Newsletter May 2013, available online at [www.woodlandsassn.org](http://www.woodlandsassn.org)). Several buildings were moved, additional rooftop parking was added, and the northeast corner was changed to a contiguous open space area. The applicant shared examples of how Safeway is listening to the community's input by making community requested changes to the original Site Plan, such as allowing for more contiguous open space, establishing roof-deck parking to avoid a big parking lot look and feel, and not making Citrus Avenue a through-street across Oak Grove Road. They also changed the gateway element to remove the water feature based on prior feedback received.

Members of the public responded to the new Specific Plan at the Design Review Commission meeting with criticism. It was pointed out that creative jargon is being used, as in the case of the 'multimodal' meandering pathways that are being termed as open space, but they are actually sidewalks. The omission from the Specific Plan of the public's negative feedback to the proposal over the course of this process was noted. And, as has been stated as public comment in other meetings, the AC Committee was cut short in its work in 2012, before the creation of the Specific Plan. Because of this, a consulting firm created the Specific Plan based on the 11 Planning Principles written by the AC Committee. Additional feedback included: the proposal has no apparent economic drive to improve the greater Shadelands Business Park, pedestrian access to the "Orchards" should be improved from the Shadelands Business Park to the site from the northwest quadrant, as the expanded senior housing area currently appears to cut off entry from that approach.

The Design Review Commission raised questions about the rooftop parking, which is part of the proposal, versus underground

parking, which is not part of the proposal. One committee member urged that the Specific Plan better address how to marry the open space feeling with the shopping center. Design Review Chair David Crawford asked for an update regarding the peer review of the economic study conducted last year by BAE (Bay Area Economics). Senior Planner Ethan Bindernagel stated that economic data would be made public on Friday July 5th, as part of materials for the July 11th Planning Commission meeting which further reviewed the Specific Plan. These materials include the original BAE report and EPS review and are available online at <http://tinyurl.com/lqhslo7>.

The Transportation Commission met on Thursday, June 27th, to review the Specific Plan and address a topic that the Woodlands survey showed is of top concern to residents: traffic. A presentation was made by Mark Spencer, principal with W Trans, a transportation consulting firm working with the city. Spencer talked about a pedestrian friendly environment where people can live & work, explained the full vehicular access points on Via Monte & Shadelands Drive--with right in/out (R/I, R/O) only access on Oak Grove & YVR, and addressed the backup effects on YVR and OGR that were brought up in March's commission meeting. Emphasis was placed on a slide showing pedestrian connections, including the multi-use landscaped 14' pathway that circulates around the entire site.

Members of the public pointed out that this Safeway proposal will present hazards for pedestrians and bicyclists in 3 ways: 1) the shopping center requires crossing busy YVR/OGR, 2) the multimodal pathway around the development is exposed to traffic on every side, 3) an increase in traffic will overload key intersections, increase hazards on residential streets, and ultimately result in increased vehicle/bicyclist accidents. Others said that concerns remain from the previous Transportation Commission study session: the R/I, R/O needs an acceleration lane on YVR so cars can safely join the stream of high-speed traffic, and it's imperative to keep the protected right-turn from OGR to YVR to maintain the flow of traffic at the YVR & OGR intersection. Overall, there is concern about traffic increase.

During the Transportation Commission's review it was agreed that public safety is a top concern, with YVR being heavily traveled and at

*Continued on pg 2.*



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Established in 1965, the *Woodlands Newsletter* is a monthly publication that is published by the Woodlands Association. Archived issues are located at [www.WoodlandsAssn.org](http://www.WoodlandsAssn.org)

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 e-mail a Board member @  
<http://www.woodlandsassn.org/boardmembers.htm>

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](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>

**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

*Continued from pg 1.*

high speeds. Bindernagel said, "Pedestrian safety is a focus of the plan." There was talk of a pedestrian bridge crossing YVR @ OGR, but this is not part of the Specific Plan. Rafat Raie, a traffic engineer with the city and member of the Transportation Commission, confirmed that the protected right turn going towards YVR on OGR from Citrus is included in the Draft Specific Plan, which the Woodlands survey earlier this year showed is of high importance to Woodlands residents. The option to put transit stops within the development was discussed.

Following the July 11th Planning Commission Meeting (which included the scoping meeting for the EIR-Environmental Impact Review) and the July 16th City Council Meeting, where the Specific Plan was put through further review, the Specific Plan will be updated over the summer. July 19th is the closing day of the 30-day comment period to the city regarding the scoping of content of the EIR. Send your comments to Ethan Bindernagel, Senior Planner at [Bindernagel@walnut-creek.org](mailto:Bindernagel@walnut-creek.org). Further information and a history of the proposal are available on the City's site: [www.walnut-creek.org/sgsp](http://www.walnut-creek.org/sgsp).

The Woodlands Association emails all residents on the list we maintain to provide timely notice and reminders of meetings that impact our neighborhood. If you'd like to join The Woodlands email list, you can do so at: [www.woodlandsassn.org/contact/](http://www.woodlandsassn.org/contact/). We are also posting all information on our Facebook page as it becomes available at: [www.facebook.com/WoodlandsAssn](http://www.facebook.com/WoodlandsAssn).

## Woodlands Association Board of Directors

Board email ID's can be found at [www.WoodlandsAssn.org](http://www.WoodlandsAssn.org)

Arsen Kitch ~ President

Adrienne Robillard ~ Vice President

Jan Gall ~ Treasurer

Ed Wohlers ~ Secretary

Marc Graves ~ Newsletter Advertising

Deanna Constable ~ Newsletter Coordinator

James Goudy ~ Webmaster

Kay Ready ~ Newsletter Distribution Manager

## Upcoming Board Meetings

8 - 9 a.m.

Saturday, August 3<sup>rd</sup>

Saturday, September 7<sup>th</sup>

in the Conference Room at  
the Ygnacio Valley Library  
(back door)

Woodlands residents  
are encouraged to  
attend board meetings.

## Woodlands Board Election Results

By Deanna Constable

We have two new elected Woodlands Association Board Directors! Adrienne Robillard has been elected Vice President. She previously served as Interim Vice President when Arsen Kitch became Board President in January 2013. She was also Newsletter

Coordinator from April to December in 2012. Jan Gall has been elected Board Treasurer.

Each will serve two-year terms beginning August 1, 2013. Thank you, Adrienne and Jan, for your commitment to the Woodlands.

# This Month at the **Woodlands Cabana Club**

## **It's been a busy summer at the Cabana Club!**

The annual Steer, Beer and Ear event was held on June 22nd. A Cabana Club tradition from way back in the day, it is an all-adult evening with a catered dinner and entertainment. This year's event was attended by a small group, best described as an "intimate and enjoyable evening" that ended with certain attendees having races in the pool fully clothed.

The Cabana Club also hosted its first movie night. Around 20 families turned out with blankets, popcorn and drinks to enjoy a screening of "Finding Nemo." The weather was beautiful, the company pleasant, and the movie a classic that was enjoyed by all ages. Movie Night will definitely become a regular Cabana Club event. Stay tuned.....

The 4th of July parade and BBQ was well attended, despite the heat. In keeping with tradition, the parade was led by Contra Costa Fire Department's Engine E10 and Boy Scout Troop 832 of the Walnut Creek/Mt. Diablo chapter. Following the parade the firemen invited children to operate the fire hose and take pictures with the engine. The BBQ ran non-stop, games were played, everyone cooled off in the pools, and it was a wonderful neighborhood holiday celebration. Check out the pictures on our Facebook page at: <https://www.facebook.com/TheWoodlandsCabanaClub>. You can also contribute your own photos from this year or prior years by "liking" the page and then following the instruction for uploading pictures.

## **Upcoming and Ongoing Events:**

Free water aerobics classes are available to club members on Tuesdays at 11:00 am. So, head on over to the pool with a friend to enjoy a vigorous work out that won't make you sweat.

The Woodlands Swim School is in full swing with available classes. If you would like to sign your children or grandchildren up for lessons, stop by the pool and look for the blue swim lessons binder or email Emily Andrews at: [woodlandsswimschool@gmail.com](mailto:woodlandsswimschool@gmail.com). You'll be glad you did. Information is also available online at: [www.woodlandscabanaclub.org/swim\\_school.php](http://www.woodlandscabanaclub.org/swim_school.php).

## **Pool hours for Summer 2013**

### **JUNE14- AUGUST 27TH**

**WEEKDAYS - 11:30 - 8**

**WEEKENDS - 12-7**

### **AUGUST 27TH - SEPTEMBER 15TH**

**WEEKDAYS - 4-7**

# SCHOOL NEWS

## ATTENTION INCOMING 9th GRADE FAMILIES AT NORTHGATE HIGH SCHOOL!

Here are some important dates for the upcoming 2013-2014 academic year for incoming ninth grade students and families at Northgate High School (NHS).

**PARENT NIGHT** (no students please!) on Wednesday, August 21, from 7 pm, in the NHS gym.

Come meet the administrators at NHS and learn how to help make your child's transition to Northgate go smoothly.

**NEW STUDENT ORIENTATION** (no parents please!) on Friday, August 23, from 10 am - 1 pm: Students obtain PE uniforms, enjoy a picnic lunch and take a tour of the campus. The \$30 fee for PE uniforms can be purchased at Walk-Through Registration or at the orientation. A \$2 donation for lunch is requested. For further information, please contact Northgate High School at (925) 938-0900.

## 2013-2014 WALK-THROUGH REGISTRATION AT NHS

### WALK-THRU SCHEDULE

Walk-Through Registration for the 2013-2014 academic year at Northgate is scheduled for Tuesday and Thursday, August 20 and 22, according to the following schedule:

Tuesday, August 20, from 8 - 11 am (12th grade)  
Tuesday, August 20, from 1 - 4 pm (11th grade)  
Thursday, August 22, from 8 - 11 am (10th grade)  
Thursday, August 22, from 1 - 4 pm (9th grade)  
Wednesday, August 28, first day of school, from 7:30 am (late registration)

If you have any questions, please email Jessica Datte at [jdatte1998@gmail.com](mailto:jdatte1998@gmail.com).

### WALK-THROUGH VOLUNTEERS NEEDED!

To ensure this year's Walk-Through Registration is a success, we are seeking volunteers to help us with this event during the shifts below:

Shift 1A: Tuesday, August 20, from 7:30 - 11 am (12th grade)  
Shift 1B: Tuesday, August 20, from 12:30 - 4 pm (11th grade)  
Shift 2A: Thursday, August 22, from 7:30 - 11 am (10th grade)  
Shift 2B: Thursday, August 22, from 12:30 - 4 pm (9th grade)  
Shift 3: First day of school on Wednesday, August 28, from 7:30 am

If you are interested in helping out, please click on the

SighUpGenius link below:

[www.SignUpGenius.com/go/9040B4BA8A92EA64-201314/3284603](http://www.SignUpGenius.com/go/9040B4BA8A92EA64-201314/3284603)

However, if you wish not to use SignUpGenius, you can email Jessica Datte directly at [jdatte1998@gmail.com](mailto:jdatte1998@gmail.com) with your shift preference(s). Thanks for your consideration! Jessica Datte and Stacy Lauborough, Walk-Through Registration Co-chairs

## PFC Board 2013-14 We Want YOU!

The Northgate Parent Faculty Club (PFC) is looking to fill a few more Board Positions for the upcoming school year. Please consider yourself. Volunteering is a great way to get to know the school and to give back to the community. If you are interested in any of the open positions or need more information about them, please email Jenny Crosthwaite, Nominating Chairperson at [jennifertc@yahoo.com](mailto:jennifertc@yahoo.com).

The following positions are still open: **Grad Night Chair, Spring for Education Support**

Thanks for all that you do as parents. I look forward to hearing from you! Jenny Crosthwaite, Nominating Chair and VP, Northgate PFC

## PEAK Events - Save the Date!

School is out but come fall, PEAK has several key fundraising events we don't want you to miss. Please mark your calendars for:

### Sports Basement Back to School Shopping

**Weekend (9/10 - 9/11):** mention PEAK and receive 10% off your purchases all weekend.

**Walnut Festival Run for Education (9/8):** Designate your school as beneficiary when you register to run.

### Walnut Creek Downtown Wine Walk (9/18) 6pm-9pm:

List PEAK when you purchase tickets and a portion of proceeds will benefit PEAK.

**Turkey Trot (11/28):** Our largest fundraiser of the year - run or volunteer - it is lots of fun for the whole family. [www.formagym.com](http://www.formagym.com)

### Whole Foods Community Giving Day (Spring 2014):

- Shop Whole Foods on PEAK's Community Giving Day and PEAK will receive 5% of total sales.

For more details visit our website at: [www.peakwalnutcreek.org](http://www.peakwalnutcreek.org) or "Like Us" on Facebook.

# Did You Know:

## Contra Costa County Library's Discover & Go Program

Are the kids home from school and you're wondering where to go for fun, interesting, and affordable activities? Or are you retired and want to get out and about on a limited budget? Check out Contra Costa County Library's Discover & Go Program, where you can get free or discounted passes to museums, zoos and other local attractions.

Discover & Go, the Library's year-round museum pass reservation system, provides card holders, who are Contra Costa County residents with the ability to make up to 2 reservations to local museums and cultural institutions. The number of people admitted per pass varies by venue. Consult the museum's information page on Discover & Go regarding admission at <http://ccclib.org/discovergo/>

Discover & Go provides access to passes that can be printed online. Each Discover & Go pass expires immediately after the reservation date – no returns required and no possibility for overdue fines! This unique program allows library users to make reservations online by date or by venue and immediately print out a pass or print later for free at any Library. Customers without Internet access can reserve a pass by telephone or in person. In addition, for the summer, Contra Costa County Library and 511 Contra Costa are teaming up again by offering free BART tickets to Contra Costa County Library cardholders with Discover & Go reservations during the months of July and August. Patrons can submit their request for up to 3 \$10 BART tickets by clicking on the banner ad on their Discover & Go pass.

## Advertise With Us!

To Advertise in the Woodlands Newsletter,  
Contact Marc Graves at [Woodlandsassn@yahoo.com](mailto:Woodlandsassn@yahoo.com)  
or 925-336-6272

### Advertising Rates & Sizes

Please note: the actual sizes below allow for binding/bleed space. Size = height x width in inches

**Full Page – 10 x 7.5 - \$90/month**

**1/2 Page – 5 x 7.5 - \$50/month**

**1/4 Page – 5 x 3.5 - \$30/month**

**1/4 Page on back cover - \$50/month**

**1/8 Page – 2.5 x 3.5 - \$20/month**

Want Ads - line ad with 30 words or less:

\$5 Woodlands Residents, \$13 Non-Residents

## What Do You Think Now About the Safeway Proposal?

At the July 16th meeting of the City Council The Woodlands Association shared Woodlands Residents' top thoughts and concerns around the proposed Safeway development, as collected in the March/April survey.

With the recent changes made to the Safeway proposal, we are running a new survey to gather Woodlands residents' thoughts and input on the updated Specific Plan for the proposed "The Orchards" development. The survey will run ONLINE ONLY from August 1-15th. The data gathered will be shared with Safeway and the city so that we can add valuable input to the shape of the development. You will find the survey here:  
[www.surveymonkey.com/s/F8DVWJK](http://www.surveymonkey.com/s/F8DVWJK)

We encourage all residents to take the time to complete the survey, as the proposed Safeway development takes shape. Thank you.

## Friendly Neighbor Reminder: Animal Waste Disposal

Please remember that animal waste should be placed in the blue garbage bins as opposed to the brown or green recycling bins. *Thank you!*



**NEW Advertising Deadline**  
Please submit all ads and  
payments for the next issue by  
**August 10, 2013**

### Submission Guidelines

- Please submit your ad in the actual size/dimensions listed above.
- Ad should be formatted with any artwork you want included at the time of submittal.
- If your ad needs layout/design or artwork, there is an additional \$10 design fee.
- We love DIGITAL FILES! If you can provide a digital file of your ad, please email it to [Woodlandsassn@yahoo.com](mailto:Woodlandsassn@yahoo.com). We accept PDF and Microsoft Word documents.
- If you only have a paper copy of your ad, please mail it and the payment to: Woodlands Association, PO Box 31085, Walnut Creek, CA 94598
- Payment is due when you submit your ad. Please make checks payable to "Woodlands Association" and mail to: PO Box 31085, Walnut Creek, CA 94598

# WOODLANDS POLICE CALLS



The following information is taken from the Police Daily Bulletin as posted for public viewing on the Walnut Creek Police Department's website. The entire Walnut Creek police daily bulletin can be viewed at: [www.walnut-creek.org/citygov/depts/police/bulletin.asp](http://www.walnut-creek.org/citygov/depts/police/bulletin.asp). Some issues of the Woodlands Newsletter may include only a portion of the monthly police activity in our neighborhood, as available print-space varies from issue to issue.

## Police Calls from 6/11/13 to 7/11/13

06/11/13 19:29:30 500 Bl Banyan Cr at the park, Subjs smoking pot--poss drug deal. 2 whi vehs, lrg Lexus and lrg Merz. Last seen 5 ago near the park entrance. DISPO: GOA Service to Citizen

06/13/13 23:50:42 600 Bl Sitka Dr Subjs were knocking on rp's front door 10 ago and then jumped the fence into RP's back yard. 2 WMA'S early 20's #1 blk sweatshirt #2 BB CAP. Dispo: no report desired. Subjs gone upon OFC arrival. Area checked with negative results. Susp. Circumstance

06/15/13 21:39:21 3200 Bl Peachwillow Ln Reports a blk truck w/short bed circled the block 3 or 4 times and then tried to run RP and her friends over. RP then threw a bottle at the vehicle and it took off but she could not advise a dot, req area ck. DISPO: area check to Citrus, UTL. Susp. Circumstance

06/18/13 13:33:06 500 Bl Rock Oak Rd Reports male subj came to his front door, knocked twice then looked over the back fence. Assoc w/blk pickup that pulled into RP's driveway. Occ'd 5 ago.. DISPO: unable to locate. Gone on arrival. Neighbors did not see anything and are not having any work done. No crime occurred. Susp. Circumstance

06/18/13 14:39:55 Perada Dr / Bayberry Dr Reports a bunch of very rude graffiti, directed at WCPD, on the pavement nr the trail. DISPO: duplicate call to 13-18845 Vandalism

06/18/13 19:19:33 600 Bl Banyan Ln Occ'd 15 ago. While on the trail behind addr RP saw a WMA late 40's long blond hair, possibly in dread locks, go into the backyard of addr. DISPO: no crime, subject was resident advice given. Service to Citizen

06/23/13 17:53:30 Bayberry Dr /Perada Dr At the trail head, to the right near the tunnel that goes under Ygnacio, homeless encampment w 1 subj inside. Dispo: empty tent located; note left for occupant to clear out. Susp. Circumstance

06/24/13 12:09:35 3400 Bl Peachwillow Ln 459 auto. Occd during the night. Vic veh POE: passenger side window broken. Loss: computer bag, books, checkbook, headphones. DISPO: POE:R/F pass door window smash. Loss: computer carrying case containing headphones, checkbook, books. Occurred: past night.

06/26/13 21:45:25 3400 Bl Bayberry Dr 459 auto, Occ 5 ago, poss veh associ whi Chevy Malibu, poe: smashed window loss: purse, vict veh red Volvo. Dispo: poe: driver window smashed. Loss: purse. Sus-WMA 6' tall w/short brn hair wearing blk shirt/wht shorts fled in wWht Chevy Mal burglary

06/26/13 23:27:36 600 Bl Candleberry Rd Reports hearing screaming, RP then saw a silver car with some females associated req area check. Dispo: goa. Area check negative. Service to citizen

06/27/13 23:14:24 600 Bl Persimmon Rd Reporting susp vehicle has been driving in the area with lights off. Currently parked at Persimmon/Sugarberry. Blk veh, poss 3 subjs inside. 4dr. Dispo: determined juveniles out TP'ing their friends' houses. Parents contacted and juveniles released. Service to citizen

06/29/13 20:54:42 Perada Dr /Citrus Av Suspicious veh parked on the corner whi Toy COA ziplock bag on the passenger seat with broken window.. Dispo: nothing suspicious about the vehicle. Susp. Circumstance

06/29/13 23:34:16 1900 Bl Oak Grove Rd Male caller first requesting medical for what he said was heat stroke, as he was talking to CFD he changed his mind and said he would call back, CFD requesting wel ck.. Dispo: AMR provided medical attention. Welfare check

07/01/13 02:24:14 500 Bl Banyan Cr Street sweepers have been out for past 15 mins. RP lives on Banyan and unable to determine exactly where they are at. Dispo: all quiet upon arrival. Service to citizen

07/03/13 15:31:16 2200 Bl Oak Grove Rd Suspicious subj taking pics of bank and customers. BMA 20's, shoulder length hair, whi shirt, red shorts. LS 5 ago near bus stop. Dispo: contacted subj who was just out for a walk. Subj is new to the area, no problem/crime. Service to citizen

07/04/13 08:26:29 Ygnacio Valley Rd /Oak Grove Rd RP out walking and calling from the Bayberry area requesting area check for homeless encampment near the tunnel that goes under Ygnacio Valley.. Dispo: he left the area. Service to citizen

07/06/13 16:07:50 Oak Grove Rd /Peachwillow Ln Lot of the preschool, susp subjs putting stuff in vehicles, looked suspicious. RP was riding by on a bike, was not able to get further descripts. Dispo: GOA/UTL susp. Circumstance

07/08/13 16:59:00 2200 Bl Oak Grove Rd 2nd hand to RP, someone is being attacked. Dispo: subj punched victim IFO Panda Express. Case requested to be reviewed by district attorney. Assault

07/09/13 08:33:43 Citrus Av /Oak Grove Rd Reports summer camp van has been parked for over 4 days. Veh tagged however this caller is stating it's parked hazardously and wants patrol officer to check it out. Dispo: per l5 the veh is not obstructing traffic. Miscellaneous traffic

# ADVERTISING

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Veterinary Tech. Educated  
10 years Experience  
References Available  
Woodlands Resident



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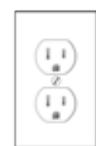


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| Recessed lights   | Light fixtures         |
| Ceiling fans      | Service upgrades       |
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| Troubleshooting   | Additional receptacles |
| Spa circuits      | Solar installation     |
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925-934-5535



*the*  
**ORCHARDS**  
at WALNUT CREEK



Property Development Centers, a Safeway Company, is pleased to introduce you to The Orchards, a mixed-use project proposed for the corner of Ygnacio Valley and Oak Grove Roads.

- A new Safeway with expanded selection and services
- Fine shops and restaurants
- Open space dedicated to preserving many existing trees
- Children's park, walking trails and public spaces for special events, such as Art in the Park
- Senior living and physical fitness center

If you are interested in hosting a presentation in your home for your immediate neighbors and friends, let us know. The project is being designed with our neighbors in mind, so please contact us at [info@SafewayAtOrchards.com](mailto:info@SafewayAtOrchards.com).



Visit our project website and follow us on Facebook to let us know what kinds of stores and restaurants could best serve you!



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

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**September 6 - September 28, 2013**

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# **Woodlands Annual Garage Sale**

**Sunday, October 6, 2013**

*A map of the neighborhood, identifying the locations of those who are participating in the garage sale is created to aid buyers to find your homes. Maps will be provided to the participants to hand out to buyers. To get on the map you need to register. You may still participate without registering.*

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

**Registration Ends Sunday,**  
**September 29th !**

*When you call, please leave (1) your name, (2) home phone number, (3) address, & (4) a brief description of the items for sale.*

*You will receive a call back to confirm the information within a few days.*

*Garage sale hours are advertised as 9:00 a.m. to 3:00p.m.  
You can open and close your garage whenever you wish.*

**Because of the details involved in setting up this event,  
Please Call No Later Than 6:00 p.m., Sunday, September 29th**



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## WILL YOU BE LEAVING MONEY ON THE TABLE BY OVERPRICING YOUR HOME IN TODAY'S MARKET?

Overpricing your home will attract fewer potential buyers and may cause it to sit on the market for longer than desired. To the buyer, too much time on the market indicates an overpriced property and often is perceived as an opportunity to negotiate a price lower than the market might typically bear. Pricing your property outside of the reasonable range can have the following adverse results:

- Low level of brokerage activity – showings decrease when a property is perceived as being priced “out-of-the-market”
- Reduction in exposure – fewer buyers will view your property because it is out of their price range
- Difficulty in obtaining financing – Lenders look at fair market value to determine the amount they will finance and often require the buyer to make up the difference in cash
- Increased market time – your property is viewed as overpriced and becomes “stale,” even if price reductions are implemented.

Pricing your home competitively at the start will create more activity among brokers and buyers, decrease the time it takes to sell, and ultimately yield you the highest possible price.

**Call Me Today for a Free Market Analysis of what  
your home is worth in today's market!**

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## **Join Cub Scout Pack 464!**



Be a part of the fun and adventure! All boys entering 1st grade through 5th grade this fall are eligible to join Cub Scouts. Entering its 47th year, Cub Scout Pack 464 is a unit of the Boy Scouts of America (BSA). We are the organized group of boys & their families who meet at Valle Verde Elementary and Seven Hills School in Walnut Creek. We also welcome boys from other schools in the area.

Scouting is a great way for boys to meet new friends, participate in fun activities, and obtain a sense of belonging in a supportive, community minded organization. The Scouting program emphasizes character development, citizenship, and personal fitness. Activities include picnics, hikes, arts and crafts, field trips, camping, Scout's Day at the A's and Giants, sleepovers at unusual places like the USS Hornet aircraft carrier, water rockets, and building and racing a car in the annual Pinewood Derby! The Cub's accomplishments are tracked and recognized at the monthly pack meetings with the receipt of various awards (e.g., patches, belt loops and pins).

### **Join Us these Upcoming Pack 464 Events:**

- 1. Raingutter Regatta, BBQ & Swim Party** – Sun, Aug 25th, 2 to 5pm, Woodlands Cabana Club
- 2. Fall Registration Event** – “Life-Sized Angry Birds” – Sun, Sept 15th, 4 to 6pm, Arbolado Park

If your son or a boy you know is interested in becoming a Cub Scout, please contact:

**Dan Wade: (925) 934-4104 or [pack464cubmaster@gmail.com](mailto:pack464cubmaster@gmail.com).** For more info: <http://www.pack464walnutcreek.org> or <http://www.bsa-mdsc.org/about/cubscouts.php>

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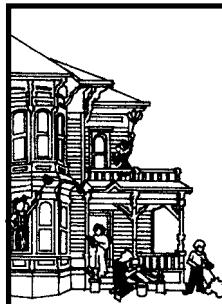
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### ELECTRICAL

- Bathroom and Kitchen Fans
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  - 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
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  - Odds and Ends

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- New Tile Installation
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