

# The Woodlands



Keeping You Informed For Over 40 Years

December 2013

## Latest Plan for The Orchards Reviewed

By Adrienne Robillard

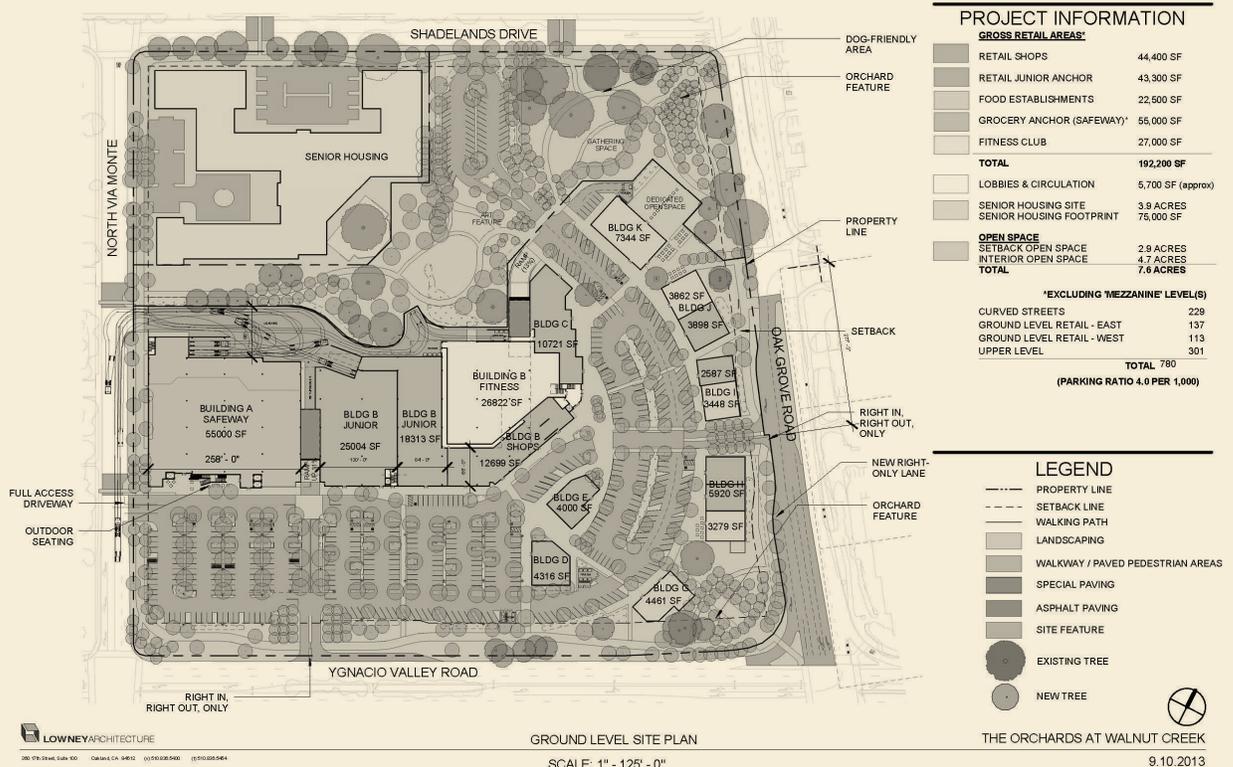
The Design Review Commission held a study session at City Hall to discuss the latest site plan for The Orchards proposed 25-acre development at Ygnacio Valley Road and Oak Grove Road on Wednesday, October 16th at 7 p.m.

Deb Karbo, of Property Development Centers, a Safeway Company, presented the updated plan, which includes a children's play area with mounds of grassy earth, water play and a focus on natural creative play spaces. The entrance to the development from Shadelands Drive is, as many

commission members pointed out at the meeting, not unlike downtown Pleasant Hill, where there is storefront parking along a curved paved walkway, though there are shops along only one side of the road in the Orchards plan, with parking on the other.

The architect from Lowney Architecture, working for Safeway, answered many of the commission's questions about the Agrarian Modern style of the buildings. He described the viewing deck planned for the rooftop, with a view of Mt. Diablo, where one can

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**December  
2013**

**Vol. 53 No. 12**

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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

**DID YOU KNOW**  
*Holiday Stockings*

The tradition of hanging up a stocking on Christmas and having it filled with presents goes back to the story of a generous man named Saint Nicholas, a real-life man who lived about 1,700 years ago and is the inspiration for Santa Claus! Saint Nicholas liked to do good things, especially for those in need. It's said that in one of his most famous good deeds, Saint Nicholas left gold coins in the stockings of three poor sisters whose family did not have enough money to pay for their marriages.

Today, many people who celebrate Christmas hang up stockings to be magically filled with gifts, just like the stockings of the three girls! Some children even find an orange in their stocking every year as a reminder of the gold coins that started it all! (From Whyzz.com)

**Woodlands Association  
Board of Directors**

Adrienne Robillard ~ *President*  
William Gilmyers ~ *Vice President*  
Jan Gall ~ *Treasurer*  
Erik Ehlers ~ *Secretary*  
Deanna Constable ~ *Newsletter Coordinator*  
James Goudy ~ *Webmaster*

Marc Graves ~ *Advisory Board*

Kay Ready ~ *Newsletter Distribution Manager*

**Upcoming  
Board  
Meetings**

**8 - 9 a.m.**  
**Saturday, December 7<sup>th</sup>**  
**Saturday, January 4<sup>th</sup>**

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

Woodlands residents  
are encouraged to  
attend board meetings.

orient oneself “to the natural and urban surroundings.” The landscape architect working with Safeway explained that the plants being chosen will require minimal upkeep rather than daily or weekly maintenance.

Design Review Commission Chair Phillip Volkmann expressed that he is not impressed with existing Safeway rooftop parking at other store locations. He suggested a study to look at moving parking underground. Design Review Commission Vice Chair Marilyn Weiss urged that “smart development” is needed to address this large acreage and suggested the removal of Bldg. G from the gateway corner to dedicate the area to the gateway environment.

Commissioner Mike Fotheringham commented that there are not enough trees to call the development the Orchards at this point. “An orchard is a grid, not a series of arcs.” Other commissioners discussed putting the children’s area where Building K currently is located. This came from concern about too much of the open space bordering the loading zone area behind Safeway, between the loading zone and the Senior Housing development.

This was the first Design Review meeting for the commission’s newest member, Joseph Gorny, who had a fresh take on this project that has gone through many changes. One of his first questions was the economic viability of the project, which the architect for Safeway assured is sound. Gorny’s overall feedback was that he believes that young families moving to Walnut Creek will

want the “walkability” that the development offers. Gorny, along with commission member Mike Fotheringham, was hoping that this would be a “different” kind of store, a “marketplace, gathering place, not standard Safeway shopping market. A place for classes. Wish there was more innovation in the outside/inside.” He cautioned against too many angles in buildings and to pay careful attention to design issues and materials utilized.

Two members of the public, both residents the Woodlands, spoke during public comment. They addressed concerns about the viability of an additional supermarket when we have Whole Foods coming to Encina Grande shopping center, the existing Nob Hill Foods, and the existing Safeway at nearby Countrywood Shopping Center. The second speaker commented that the plan renderings show mature, shade-giving trees, where in reality it will take time, years in some cases, for the trees to grow to the sizes illustrated.

Safeway continues to make changes to the plan as part of the process in their request to rezone the 25-acre parcel from Business Park to Planned Development & Mixed Use – Commercial. The next city meeting date has not yet been posted, but we will list it on both [www.woodlandsassn.org](http://www.woodlandsassn.org) and [www.facebook.com/WoodlandsAssn](http://www.facebook.com/WoodlandsAssn). The City Council will make its decision on whether to grant rezoning in the near future.

## New Secretary on Woodlands Association Board

The appointment of Bill Gilmyers to Vice President of the Woodlands Association board created a vacancy at the Secretary position. Erik Ehlers, a new board volunteer, was appointed by unanimous vote to serve out the remainder of the Secretary’s term through 2014. Erik will be valuable contributor to the association, and we pleased that we continue to have such a strong pool of committed volunteers in the neighborhood. Erik has lived in the woodlands for 3 years with his wife Julie and their son Anderson.

## Damaged Trees Removed from Safeway Property

*By Adrienne Robillard*

On the recommendation of the City of Walnut Creek arborist, Safeway removed two trees from their property in early November. Both trees were damaged during a recent windstorm, with fallen limbs. As a result, the walkway between the two buildings on the site was also damaged.

With concern for the welfare of employees and visitors, the arborist for the City of Walnut Creek directed Safeway to immediately remove two of the damaged trees at the corporate facility in Walnut Creek. According to the arborist, the trees posed safety risks to pedestrians on the surrounding walkways. The work to remove the trees began Friday, November 8, and was complete by Wednesday, November 13.

# SCHOOL NEWS

## Foothill Middle School

### Photos for the Yearbook

Yearbook needs pictures of your summer adventures! Please upload pictures of your vacations, sports, or other summer activities to:

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

School code: 6047

Please include student name, grade, the location of the picture, and a brief description of what is going on in the picture.

### Join Stitch Now!

Stitch is a web-based application that gives you a completely new way to access, share and preserve the very best of your school experience this year. You can customize your account, use it to buy a yearbook and access Photostream & Storylines.

Follow the steps below to get started at [www.HJStitch.com](http://www.HJStitch.com)

1. Select Log in, First Time Visitors
2. Find our school (Type in our school name, select it in the drop down menu)
3. Enter your Last Name and Student ID
4. Set up and customize your account (Parents must set-up all accounts if you are under 13!)

At the end of the year your Stitch site will be preserved in a Time Capsule that you can visit anytime.

### Community Service Opportunity at ARF

ARF now offers four-hour community service days to students grades 6-12. Community service days create projects to benefit ARF's shelter animals, such as creating enrichment items for ARF animals, baking dog treats, landscaping and animal care cleaning tasks. Come in once or twice a month for 4 hours each session to volunteer and earn community service hours. ARF requires a \$30 fee which covers the cost of materials and staff time.

### Offered Monthly

Please check [www.arf.net](http://www.arf.net) or call [925.296.3147](tel:925.296.3147) for availability.

**10 a.m. - 2 p.m. \$30**

### Recycling Is Happening At Foothill

Thanks to the efforts of Ariel Owen and the ECK Club a new recycling program was launched in October at Foothill. Student recycling Ambassadors attended a one hour training and then presented during science classes to their peers. We estimate that a 40% reduction in garbage has already been achieved.

## Northgate High

### Ygnacio Valley Public Library for Teens!

Attention high school students: Did you know that during the school year on Thursdays between 2-4pm, teens have use of our meeting room to hang out, do homework, peer tutor etc.? Join us!

### Contra Costa County Teen Zone on Facebook - Like us!

Contra Costa County Library is launching its new Facebook page - Contra Costa County Teen Zone - a place to see what Contra Costa County Library has to offer teens. The page promotes and discusses teen-related content from various community libraries that are part of the Contra Costa County Library system as well as community organizations.

For more information or any questions, please contact Lynne Noone [lnoone@cclib.org](mailto:lnoone@cclib.org)

### It's time for the Northgate Athletic Boosters 2014 Crab Feed!

Buy your tickets now for the 2014 Crab Feed which will be held on Saturday, January 25th from 6-11 pm at Centre Concord. As usual, this will be an event to remember. Call your friends, order your tickets, and get ready for good wine and food, fabulous auction items, dancing and great adult company.

Please know that this event sold out two weeks early last year, so get your ticket order in as soon as possible. Please visit the Northgate High School Webstore and buy your Crab Feed Tickets On-line.

*We also need your help with Basket and/or Live Auction items*

If you have Gift Cards you will not use...If you know someone who is a chef, owns a restaurant or LOVES to cook...If you have a jeweler in the family...If you have or know someone who has a timeshare or vacation home...If you have fine wine...If you enjoy throwing parties in your lovely home...ANY of these ideas or any other thoughts.. PLEASE CONTACT:

Gloria Bertolozzi, Crab Feed Auction Chairperson at [crabfeednhs@gmail.com](mailto:crabfeednhs@gmail.com). She will do all of the work! Promise!

This is the one big fundraiser that supports all of our Athletic Teams, Cheer and Sports Medicine Program. We look forward to seeing you there!



## Collection Again This Year at 524 Candleberry

By Deanna Constable

With the holiday lights and the festive atmosphere, the Hiland's hope is that all of their Woodlands neighbors will come out in force to enjoy their holiday scenes, and give back to the Toys for Tots organization. Again, as in years past, the Hiland's are collecting unwrapped presents starting with a first lighting ceremony with Santa on December 1st and going until the last Sunday before Christmas, December 22nd. Toys for ages 9 to 15 are the most needed, but any unwrapped toy would be very welcome. Some suggestions include basketballs, baseballs, small electronic toys, and books. They will be taking the donated toys sporadically to the Toys for Tots Collection Center and anything given to them after December 22nd will be held in storage until the next year's donations.

Come and enjoy their wonderful lighted front yard and bring light to a child in need with a present or two!

## Reminder: Ways to See Walnut Creek City Council Meetings

Walnut Creek City Council meetings are held the first and third Tuesday of each month at 7 p.m. in the Council Chamber at City Hall, 1666 North Main Street. All Council meetings are televised live over Comcast Channels 28 and Channel 26 (Rossmore), on Astound Channel 29, and on AT&T U-Verse Channel 99. The meeting broadcast is repeated in its entirety the following Saturday at 1 p.m. and Sunday at 6 p.m. on Comcast Channels 28 and 26 and on Astound Channel 29. Council Meetings are also streamed online live at <http://www.walnut-creek.org/services/citizen/granicus.asp>. This link also provides upcoming meeting agendas and archived minutes, agendas, and video of past meetings.



## Advertise With Us!

To Advertise in the Woodlands Newsletter,  
Contact [Woodlandsassn@yahoo.com](mailto:Woodlandsassn@yahoo.com)  
or 415-615-2647

### 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**

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**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

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

### 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.

# 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 10/11/13 to 11/11/13

10/14/13 07:53:48 3500 Bl Citrus Av. Missing person. Dispo: Subj was reported missing today, he was found in good health and just got lost driving. Missing person.

10/15/13 13:02:17 3000 Bl Citrus Cr. Someone called saying they were going to blow up the business. Dispo: as reported. Terrorist Threats.

10/23/13 01:19:45 Sugarberry Ln / Citrus Av. 2 WMA's one has cart w/bike tan jacket other male had navy blu jacket looking on the lawn w/ flashlights occd 15 ago. Left when they saw RP pulled up the street then met up on the corner 5 ago. Dispo: UTL/GOA. Susp. Circumstance.

10/24/13 06:32:03 Banyan Ln/Peachwillow Ln. Whi box truck occupied by several subjs being followed by small blk veh driving thru the neighborhood taking items from piles set out for waste management pickup today. Dispo: area checked for the black truck, UTL/GOA. Box truck is a metal recycler working with allied waste. Service to Citizen.

10/27/13 08:37:57 3200 Bl Peachwillow Ln. 911, high pitched noise. Dispo: all ok...Halloween festival for the school. Service to Citizen.

10/31/13 01:00:09 3200 Bl Peachwillow Ln. 911 Open Line. Dispo: Officer Conducted Walk Thru Of Grounds - Nothing Suspicious Seen. 9-1-1 Hangup.

11/04/13 17:22:02 3700 Bl Citrus Av. Suspicious Whi Honda Accord. Radio Missing Parked For Over 3 Days. Dispo: White Honda Accord recovered. Stolen Out Of Concord on 11/3/13. No Susp/Leads. Auto Theft- Recovered.

11/07/13 08:50:47 Ygnacio Valley Rd/Oak Grove Rd. Reports 5 youths smoking h/s under the tunnel that runs beneath YGN - amj and 3-4 af juv's no further information. Dispo: GOA. Susp. Circumstance.

11/09/13 17:58:52 200 Bl Rock Oak Rd. RP stating someone from arf is trying to open the door.. Dispo: cancelled by RP it was her brother playing a prank. Service to Citizen.

11/09/13 20:03:27 400 Bl Candleberry Rd. Reports mother and sister missing, RP's husb saw MP's drive out of hosp lot. Subj never made it home to WC address. Dispo: RP believed subjects may have stopped @ casino on way home. Advice given. No report desired. RP will call back if needed. Service to citizen.



# Home Improvement Corner

By Bill Gilmyers



## Quick and Easy "Mini-Projects"

As far as I'm concerned there's never a bad time to do a home improvement project. The spring and summer bring long days and the opportunity to work outside, while colder weather means a lot more inside time with nothing more to do than stare at that discolored light switch you've been meaning to replace. That said, picking a do-it-yourself project will be driven by a lot of other factors: cost, amount of time involved, skill required, etc. Today we'll look at some super simple projects that are great for sprucing up your home that are inexpensive fast and easy.

### Replace Your Switchplates

Are the plastic covers for your light switches and electrical outlets looking a bit yellow? If you've got a screwdriver and

a few minutes, this is an easy fix. Replace your plates with the standard white or opt for a different look with wood or colors. A great call for phone and cable jacks as well.

### Update Your Registers

This is an improvement that can be both ornamental and functional, with nice looking registers available for your heating and AC that can also improve your airflow. If your registers are in the floor you can just drop these in, if they're in the wall you need to get the screwdriver out, but that's about it, tool-wise.

### Add New Cabinet Hardware

A few new shiny new knobs or drawer pulls can refresh dated cabinets or other furniture. Match them up with other design features in your home or mix and match for a more eclectic look.

### Paint a Wall

Painting your whole house or even a room can be a messy drag. Instead consider painting just one wall a rich vibrant color to add some excitement to a room without overwhelming it. Painting a few doors can add some zip to your interior as well without busting your budget or killing your whole weekend.

What I like about these projects is they allow you to start small and for the most part they can be done gradually as your time permits. None are too expensive and all are easy. So what are you waiting for- get improving!

## HOLIDAY RECIPE: Holiday Italian Ricotta Cookies



### Ingredients:

- 1/2 lb. butter
- 2 c. sugar
- 1/2 tsp. salt
- 1 lb. Ricotta
- 2 eggs
- 1 tsp. vanilla
- Grated rind of 1 orange
- 4 1/2 c. flour
- 1 tsp. baking powder
- 1 tsp. baking soda

### Directions:

Cream butter; add sugar and continue creaming. Add egg and Ricotta and vanilla; beat well. Sift together flour, baking powder and baking

soda; salt; add to batter. Drop about a teaspoon of dough on ungreased baking sheet. Bake at 350 degree oven about 10 minutes until edges are lightly browned. Cool.

### FROSTING:

- 2 c. confectionery sugar
  - 1/4 c. butter 3 tbsp. milk
  - 1/2 tsp. vanilla
- Mix well and put on top of cookies and sprinkles.



# THE BEST OF THE WEST

The Woodlands has been named best neighborhood in Walnut Creek Magazine's "Best of 2013" list: "This subdivision has been likened to a dorm, with friendly residents – young families to original owners – opening their doors for WOODLANDS neighbors whenever the urge strikes. Some even have "open garage" policies for neighbors to stop by, pop a brew or catch the end of a game. At the heart of this Shadelands neighborhood – flanked by Citrus Avenue, Oak Grove Road and Lime Ridge Open Space – is the popular Woodlands Cabana Club, the go-to spot for summer barbecues and swim meets." - Walnut Creek Magazine, December 2013.



# HOLIDAY EVENTS AT THE SHADELANDS RANCH

## 31st Annual Holiday Faire

November 30-December 15

Since 1983, the Holiday Faire has been a seasonal tradition at Shadelands. During this two-week event, dozens of vendors will offer a wide variety of handcrafted items and gifts for sale inside the Museum. Open every day from 10 a.m. to 4 p.m. Admission and parking are free.

## Victorian Teas

November 30-December 15

Coinciding with the Holiday Faire, Shadelands also hosts three-course tea luncheons with seatings at 11:30 a.m. and 1:30 p.m. Tickets are \$30.00 per person. Groups are welcome. Many families and friends maintain an annual tradition of attending the teas. Call the Shadelands office for reservations from October 1.



# Major Parking Changes for Downtown Walnut Creek

According to an article in the Contra Costa Times on November 20th written by Elisabeth Nardi, Walnut Creek's downtown parking rates will shoot up to \$2 an hour, Sunday parking will no longer be free, and meter hours will stretch into the night.

The City Council passed the new parking ordinance Tuesday, November 19th. The changes will take effect in the spring, and are expected to bump parking revenue, after expenses, from \$1 million to \$3.1 million annually.

Besides enforcement on Sundays, which Walnut Creek has never done, there will also be a move to change enforcement times to 10 a.m. to 8 p.m., from 9 a.m. to 5 p.m. To drive people into the underutilized downtown parking garages, the city will make the first hour free in its structures, but parking rates in the busy South Locust Street garage will rise from 50 cents to \$1 an hour.

All the changes are aimed at reaching a standard parking occupancy rate of 85 percent -- 15 percent availability -- of parking at all times downtown.

Mayor Cindy Silva said the parking-rate and enforcement-hour changes are just one element of an overall parking plan that also includes way-finding signs and parking technology.

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## Recognizing a Neighborhood Specialist

Marc Graves has managed advertising for The Woodlands newsletter for close to, if not more than, a decade, dedicating his time and expertise to the success of our neighborhood's monthly newsletter. A well-known resident of The Woodlands, Marc is also a recognized and successful real estate broker in Walnut Creek, Concord, and Clayton. Chances are, you've been to one of his many open houses this year. He now sits on The Woodlands Advisory Board where he continues to bring in new advertisers and offer his professional insight to benefit The Woodlands community.

Thank you, Marc, for all you do for our Woodlands newsletter and for our Woodlands community!



*Marc Graves*

# ADVERTISING

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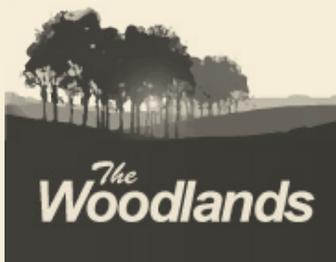
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## “Best Neighborhood” Walnut Creek Magazine’s “Best Of 2013”

### New Advertising Program for 2014 – Prepay Saves Time & Money

**Prepay for 12 months of advertising and get one month free!**

**Prepay for 6 months of advertising and get one month's ad at 50% off!**

Save time and money while reaching the engaged audience of 900 homes in The Woodlands. 5 ad sizes are available, starting at \$30/month.



To take advantage of this offer, please contact Jan Gall at [rjgall933@comcast.com](mailto:rjgall933@comcast.com) or call 415-615-2647. Thank you for your support!



## Happy Holidays!!!!

**FREE 10 pack of Mat Classes**  
With the purchase of a 10 pack  
Of Reformer Classes!

**\$50 OFF Private Lesson 10 Pack**  
thru December 31st

925-588-5577  
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- Appliances

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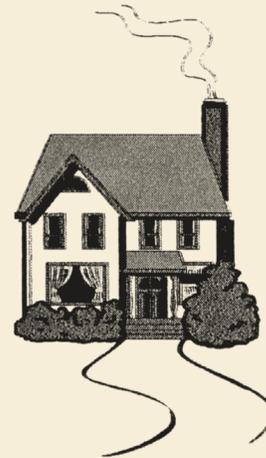
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the  
  
**ORCHARDS**  
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## You Spoke, We Listened

Since The Orchards was first introduced, support has grown considerably, and through community outreach, many of you have offered fabulous suggestions on how to develop a shopping and lifestyle center that best serves the community.

While the plan still calls for the most modern and contemporary architecture and landscaping, the site plan has been reconfigured to reflect a Main Street lifestyle center, allowing for a more open space experience, interspersed with restaurants, shops, walking trails and areas for community events. These exciting changes will not only improve your shopping experience, but improve traffic flow within The Orchards.

This project is being designed with you, our neighbor, in mind. Please visit [www.SafewayAtOrchards.com](http://www.SafewayAtOrchards.com) to learn more or to contact us.

Over 2,000 of Your Friends and Neighbors Support the Orchards!



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

**SAFeway** 

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

[www.WoodlandsAssn.org](http://www.WoodlandsAssn.org)

 Like us on  
Facebook

**December 2013**



## See What People Are Posting About on The Woodlands Facebook Page



The Woodlands' Facebook page is growing, with weekly posts and comments! Facebook posts from residents and the Woodland Board complement the monthly print newsletter and are a way for neighbors to interact, comment, and even track down a lost pet. The Woodlands Board also posts to Facebook to keep you up-to-date on the proposed Safeway development and other areas of interest to Woodlands residents.

The next time you are on Facebook.com, look up and "like" The Woodlands. Read what your neighbors are talking about. Be one of the first to know when a new restaurant within walking distance has opened. The Woodlands Facebook page is designed for the residents of The Woodlands. See you there.



# YOUR LOCAL HOME REPAIRS

(Formerly Brana Home Repairs)

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Fax: 925-680-8405

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Email: [laure@yourlocalhomerepairs.com](mailto:laure@yourlocalhomerepairs.com)  
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## CALL FOR LICENSED CONTRACTOR OR HANDYMAN

### TERMITE WORK

- All necessary work to obtain a clearance

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

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The  
**Woodlands**  
P.O. Box 31085  
Walnut Creek, CA 94598

To:

[www.WoodlandsAssn.org](http://www.WoodlandsAssn.org)