

The Woodlands

Keeping You Informed For 50 Years

May 2018

SLOW DOWN WOODLANDS CAMPAIGN LAUNCH!

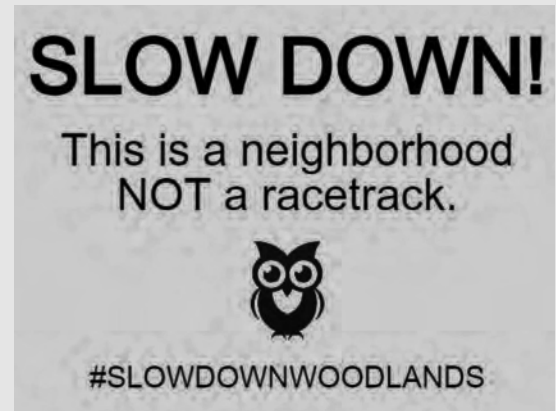
By Susan Pfau

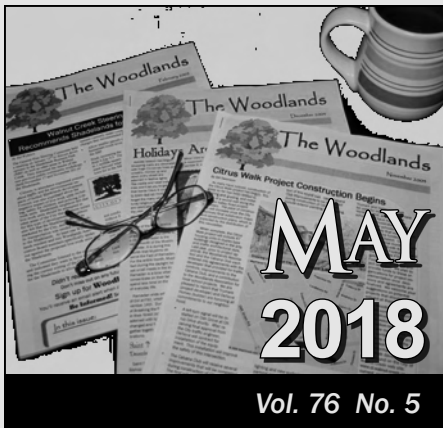
Woodlands neighbors, we are ready to launch our anti-speeding campaign, but we need your HELP! In order for this campaign to truly have an impact, we must come together and take action. Here is what YOU can do to make an impact in our neighborhood:

1. **STOP SPEEDING.** It's that simple – SLOW DOWN, if you're the problem, then just lay off the gas pedal and pay attention to your speed.
2. **TALK TO EACH OTHER.** Is someone in your family a speed demon? (i.e. teenagers, spouse, friend). Talk to them. Tell them to be careful and slow down. We don't need a tragic event to change our ways.
3. **CALL THE WALNUT CREEK POLICE DEPARTMENT** (non-emergency line (925- 943-5844 or email at PDcontactus@walnut-creek.org). Have you ever heard about the squeaky wheel? If enough of us call and complain, they may be more inclined to send traffic enforcement officers to our neighborhood. A police presence as we know, is impactful.
4. **SIGNAGE.** Thanks to the generous support of our lead sponsor Dayna Wilson of Keller Williams Realty and Tish Kanat of Dudum Real Estate; The Woodlands Association is able to offer you FREE signs to put in your front yards that say "SLOW DOWN!" Imagine the impact if 100 of us decide to put those signs up in front of our homes?
5. **FLYERS.** We are printing flyers to distribute to the neighborhood, so please use them to discuss with friends, family, and vendors who visit your homes to SLOW DOWN.
6. **SOCIAL MEDIA.** Use the hashtag #SLOWDOWNWOODLANDS. Follow/connect with The Woodlands Association on Facebook (@WoodlandsAssn) and on Twitter (@WoodlandsAssn). As we continue to expand our social media presence, we will inform you of the media in which we're reaching out with.
7. **VOLUNTEER.** Get a group of neighbors together to wave signs at the Citrus and Peachwillow entrances to our neighborhood during peak traffic times to get our slow down message across!

If you would like a free sign for your front yard, please email us at woodlandswalnutcreek@gmail.com, or give Susan a call at 925-270-4944.

Whether the speeding affects you personally or not, it's a neighborhood problem and together we can make an impact. It starts with you.





In This Issue...

Slow Down Launch	1
Bridge Toll Increase	3
REMINDER - Board Election	3
School News	4
Cabana Club	5
City Transportation Discussion. ...	6
Walnut Creek Recycles	6
Advertiser Contents	7

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

Newsletter Advertising:
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

Newsletter printed by
Minuteman Press
(925) 256-6444

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

SLOW DOWN WOODLANDS CAMPAIGN KICKS OFF!

Woodlands Association Board of Directors

Bill Gilmyers ~ *President*
Erik Ehlers ~ *Vice President*
Pete Dinapoli ~ *Treasurer*
Robert Baldwin ~ *Secretary*
Jared Asch ~ *Members at Large*
Todd McNeill ~ *Webmaster*
Susan Pfau ~ *Newsletter Coordinator*

Jennifer Zotti ~ *Newsletter Distribution Manager*
Susan Pfau ~ *Newsletter Editor*
Ryan Park ~ *Intern*

Upcoming Board Meetings

8:00 - 9:00 a.m.

Saturday, May 5th

Saturday, June 2nd

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

Woodlands residents
are encouraged to
attend board meetings.

BRIDGE TOLL INCREASES ON JUNE BALLOT

By Jared Asch

This June Bay Area voters will not only have a say in the next Governor of California but they will vote on an important local transportation plan. Regional Measure 3.

Regional Measure 3, is a plan to tax Bay Area bridge goers nearly \$4.5 billion to address the region's biggest transportation challenges. This measure will be voted upon by all nine Bay Area Counties. The Measure approved by the Legislature and the Bay Area Toll Authority will appear on the ballot, Tuesday, June 5, 2018. If the Measure is approved, all the bridges in the Bay Area will experience a \$3 increase in tolls over the next six years. This would mean by 2023 the Bay Bridge will be at \$9 per crossing.

Funding for the Measure would go to AC Transit rapid corridor improvements, 680 improvements, BART expansion, Bay Bridge Corridor Transit Improvements, Transbay Rail Crossing, \$50 million for planning a second Transbay rail tube, Dumbarton Bridge Improvements, State Route 92 improvements, 680/4 Interchange improvements, Capitol Corridor Rail Improvements, I-80 truck scales, Tri-Valley Transit Access, Vasco Road improvements, improved bike access to transit (\$150 million), Richmond-San Rafael Bridge access, BART to San Jose, improvements to state road 37, and 680-880 direct connection.

Writing in opposition, the Woodlands legislative delegation said "A toll increase would disproportionately impact drivers in the East Bay." While 78% of tolls collected on the Bay Area bridges come from residents in Contra Costa, Solano, and Alameda Counties we will see a smaller portion of funding. Meanwhile Silicon Valley will pay only 2% of the increased bridge toll but receive 27% of the funding.

In Favor: is the Silicon Valley Leadership Group, the Bay Area Council, SPUR, San Jose Mercury News
Who Opposes or has raised concerns: East Bay Leadership Council, The East Bay Times calls the Measure "troubling", The Marin Independent Journal, Assemblyman Grayson, Assemblywoman Catharine Baker and Senator Glazer voted against this from even going to a vote.

For more information on specific projects the funding will go for please visit the MTA at <https://mtc.ca.gov/tags/regional-measure-3>

REMINDER - Upcoming Woodlands Board Elections - Statements of Interest Due May 10th

Elections for two Woodlands Board positions, President and Secretary, are coming up in June. 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 toward the betterment and protection of the common interests of Woodlands residents, including but not limited to community and civic improvement.

The two-year terms for the President and Secretary roles begin on 8/1/18. Both are volunteer positions in community service that require just a few hours per 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. Statements of interest must be received no later than May 10, 2018.

Following the election results, new board members will be announced in the July issue and will assume office as of 8/1/18. As a board, we are organized and punctual, with respect for everyone's time. We enjoy a board breakfast once a month at Denica's to discuss issues of interest to the community or map out the next month's newsletter.

All submissions should be sent to the Woodlands Board at woodlandswalnutcreek@gmail.com. If you have any questions, please email us. We look forward to hearing from you.

SCHOOL NEWS

VALLE VERDE ELEMENTARY

MAY

1st PTA Meeting/Honorary Service Awards
 7th-11th Staff Appreciation Week
 7th-11th Book Fair
 Hours (Monday, Tuesday and Thursday 2:30pm-4:30pm, Wednesday 1:30pm-3:30pm, Thursday evening 5:30pm-7:30pm,
 Friday 10-11:15am during Mother's Day Tea, Friday 11-12:30 lunch)
 28th Memorial Day - No School
 29th-Jun 1st Fifth Grade Survivor Week
 30th Volunteer Brunch (9:40am – 10:40am)

Foothill Middle School



Tuesday, May 1 - Minimum Day - Dismissal 12:30pm
 Wednesday, May 2
 8:15am- Assembly Schedule (ONE Lunch)
 12:57pm- Multi-Cultural Assembly
 Thursday, May 3 - 2:30pm- Linkbot Robotics Club
 Friday, May 4
 8:00am- CAASSP Testing Math - Block Schedule
 Saturday, May 5 - Cinco de Mayo
 Monday, May 7 - Friday, May 11
 CAASPP Testing Math - Block Schedule
 Thursday, May 10 - 2:30pm- Linkbot Robotics Club
 Friday, May 11 - 7:00pm- Dance- All Grades
 Sunday, May 13 - Mother's Day

Monday, May 14 – Friday, May 18

CAASPP Testing Math - Block Schedule

Wednesday, May 16 –

6:00pm- Parent Ed Night- Transition to High School

7:00pm- PFA Meetings - Library

Thursday, May 17

2:30pm- Linkbot Robotics Club

7:00pm- Mixed Choir Spring Choral Concert

Friday, May 18 - 6th Grade STEAM Field Trip

Monday, May 21 – Friday, May 25th - 8:15am- Book Fair

Tuesday, May 22 - Civil War Reenactment

Wednesday, May 23 - 7:00pm- Open House

Thursday, May 24

7th Grade Renaissance Day

2:30pm-Linkbot Robotics Club

7:00pm-Spring Concert I

Friday, May 25 - 7:45am- Coffee with Dave

Monday, May 28 - No School ~ Memorial Day

Tuesday, May 29 - 7:00pm- Spring Concert II

Wednesday, May 30 - 7:00pm- 8th Grade Award & Recognition Night

Thursday, May 31

2:30pm- Linkbot Robotics Club

3:00pm- Site Council Meeting

7:00pm- Spring Concert III

Northgate High School



Tuesday, May 1 – Friday, May 4 - CAASPP Schedule - English

Wednesday, May 2

9:51am - West Point Academy visit

This Month at the Cabana Club

The Woodlands Cabana Club opens for the season May 12th!

The Cabana Club official SEASON OPENER is Saturday May 12th at 3:00 PM. We will be welcoming our members, new and returning, for a festive afternoon of family fun and a taste of all the swim season has to offer at the Cabana Club.

Woodlands Swim Team has hit the pool! The competitive season started in earnest April 10th. We would like to extend a warm welcome to all our new Swim Team families and welcome back to our returning families. In addition, we extend great appreciation to our returning coaches, instructors and lifeguards. A truly amazing team!

Registration for Cabana Club and Swim Team are OPEN. Please visit www.swimwoodlands.org for registration, seasonal hours and team information.

We look forward to SEEING YOU AT THE POOL!

School News (Continued from Pg. 4)

7:00pm - Choral Music Boosters Meeting

Thursday, May 3 - 4:00pm - Spring Play

Friday, May 4 - 7:00pm - Spring Play

Saturday, May 5

NHS Color Run

7:00pm - Spring Play

Sunday, May 6 - 7:00pm - Spring Play

Tuesday, May 8 - 7:00pm - NIMB Board Meeting

Thursday, May 10

4:00pm - College Park - SENIOR NIGHT at Varsity Softball

7:00pm - Athletic Boosters Meeting

Saturday, May 12

1:00pm - MDMEF Music Festival

6:00pm - Crimson & Gold Gala

6:00pm - Crimson & Gold Awards

Wednesday, May 16

10:30am - American Threads: Color Purple Field Trip

Wednesday, May 16 – Saturday, May 19th - 7:00pm - Dance Production

Thursday, May 17

"Stand up for Music" rally, TBD

PFC General Meeting, Library

Friday, May 18

Movin' On Up - Rally Schedule

Sunday, May 20

7:00pm - Contra Costa Wind Symphony concert, TBD

Monday, May 21 – Friday, May 25th - CAASPP Schedule - Math

Tuesday, May 22 - 7:00pm - Spring Concert

Wednesday, May 23 – Thursday, May 24th - 7:00pm - Choral Spring Concert

Friday, May 25 - 7:00pm - Dance II Show

Tuesday, May 29 - 7:00pm - Senior Honor Circle

Thursday, May 31 - 7:00pm - Performing Arts Awards

Woodlands Board Discusses Neighborhood Speeding with City Transportation Commission

On March 18th two members of the Woodlands Association Board, Jared Asch and Bill Gilmyers, attended the meeting of the city of Walnut Creek's Transportation Commission. Our intent was two-fold: to make the city aware of the neighborhood anti-speeding campaign that the Association is launching, and to express our interest in continued opportunities to collaborate with the city to address this issue. We understand that while some streets serve as 'cut throughs' for drivers headed up Treat and Ygnacio, the speeders on other streets are in fact our own neighbors.

Given this, some of the necessary actions are inherently 'local', while others may require more creative solutions to slow down those who we can't reach directly. For the latter we hope to enlist the city's support. In the months to come, we'll plan to continue to get in front of the Transportation Commission again, both to provide updates on our local initiatives and to explore other opportunities to address this issue with the city. We'll continue to keep the neighborhood informed on both counts.

WALNUT CREEK RECYCLES – HOW ARE WE DOING?

By Jared Asch

In 2016 single-family homes in the WC diverted 69% of waste from landfills. Whoohoo! What does that mean? We diverted about 15,000 tons of waste from the landfills this past year. In terms of energy savings, it's equal to taking 16,000 cars off the road for a year. That's great news, because we beat Danville at 67% but Lafayette and Orinda bested us at 70%.

The State of California has adopted a goal, 75% diversion by 2020. We need everyone's help to step up our game. In our area 80% of household waste can be diverted into either the green or blue bin. Remember you save money by reducing the size of your black bin in favor of larger green and blue ones.



How are our schools doing? Well in 2012 they were at 19% now there up to 59% in 2016/2017 school year. That's one big improvement and teachers, administrators and students should all be proud. Tice Creek Elementary is the leader in the area at 74% waste diversion.

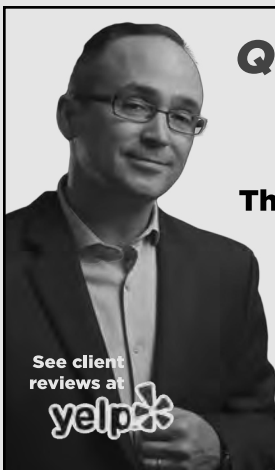
Tip: starting in January: you should be bagging your bags and putting them in the blue bin. Newspaper bags, produce bags, dry cleaning and food storage plastic bags all should be bundled together and put in the blue bin. These bags leak extremely harmful chemicals into our oceans and bays. Help keep it clean and put them in the blue bin.

Content for this article was sourced from RecycleSmart.

ADVERTISING

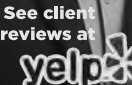
Advertiser Contents


ANGIE CLAY - REALTOR	8
AUDREY SLAUGHTER-COLLEGE ADVISOR	17
BELFAST PLUMBING	19
BRUCE LESSER	14
CITRUS MARKETPLACE	10
DAYNA WILSON - REALTOR	11
DIAMOND TERRACE	19
GOLDEN PALM LANDSCAPE	7
KUMON - WALNUT CREEK NORTH	17
KYLE M. JOHNSTON - ESTATE ATTORNEY ...	7
MARC GRAVES - REALTOR	13, 20
MINUTEMAN PRESS PLEASANT HILL	20
PAUL'S HANDYMAN SERVICE	19
RENEE WAGNER - REALTOR	15, 20
STEVE HANSEN, J. ROCKCLIFF REALTORS ..	9
THE KOZAK TEAM - REALTOR	18
TISH KANAT - REALTOR	16
VALLE VERDE CHILDREN'S CTR	12



**Questions About
Wills, Trusts,
and Probate?**

**The answers are right here
in your neighborhood.**

 See client reviews at

 **Kyle M. Johnston**
Estate Attorney

Rockridge Northgate
Oakland Walnut Creek
510.527.1880 925.278.6180

NEW Advertising Deadline

Please submit all ads and
payments for the next issue by
May 10, 2018

Advertising Rates & Sizes

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

Full Page – 10 x 7.5 - \$99/month

1/2 Page – 5 x 7.5 - \$55/month

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

Prepay for 12 months, get one month Free!
Prepay for 6 months, get 1/2 month Free!

Submission Guidelines

- Please submit your ad in the actual size/dimensions listed.
- Please email a digital file of your ad to:
woodlandswalnutcreek@gmail.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.



GIVE US A CALL FOR A FREE ESTIMATE
(925) 777-0396

WE ALSO OFFER THE FOLLOWING SERVICES:
Landscape Design • Concrete Work • New Lawns
Irrigation & Drainage Systems • Fences
Low Maintenance Gardens • Retainer Walls
Clean - Ups • Hauling

**RECEIVE 10 % OFF THE FIRST 3 MONTHS
OF MAINTENANCE SERVICE BY
MENTIONING THIS AD !**

Ulisses Banuelos
LIC # 798276 goldenpalm@sbcglobal.net

SAVE THE DATE! ★ SUNDAY MAY 20 ★ 8AM - 1PM

First Annual
**WOODLANDS
YARD SALE & BBQ!**

COMMUNITY SALE WITH BBQ TO FOLLOW

Want to Participate?

Register by May 7 to participate as a seller and get your house on the map that will be available for shoppers on the day of the event! Please email woodlandsgaragesale@dudum.com or contact Angie Clay at 925.207.9366.

When responding, please be sure to include your house address, name and phone number. We will be dropping off a Yard Sale Tool Kit with all the details to participants.

Join us for a BBQ at noon on the day of the sale! We'll be at Valle Verde Park on Banyan Circle for hot dogs and refreshments!

MORE DETAILS TO FOLLOW!

Event Proudly Sponsored By These Dudum Real Estate Group Agents:



Angie Clay

925.207.9366

angie@angieclay.com
Realtor® | DRE#01361143



Vanessa Dal Porto

925.212.5588

vanessa@dudum.com
Realtor® | DRE#01765699



Kiana Clay

925.818.8687

kiana@dudum.com
Realtor® | DRE#02058272



Karen Guarisco

925.935.8821

karen@dudum.com
Realtor® | DRE#01308636



JUST SOLD

719 Mandarin Ln, Walnut Creek | Offered at \$1,398,000 | Sold for \$1,460,000
Beautifully remodeled home on a cul-de-sac in The Woodlands. Staged, listed and sold by Steve Hansen



JUST SOLD

SOLD FOR \$1,028,000
111 Kelobra Ct., The Woodlands 4BR/2Bth, 1866 SF.
Staged, listed and sold by Steve



JUST LISTED

OFFERED AT \$968,800
3428 Sugarberry Ln., The Woodlands 4BR/3Bth, 1811 SF.
Staged, listed and Proudly Presented by Steve

2011

2012

2013

2014

2015

2016

2017

\$615,567

\$673,720

\$763,366

\$838,929

\$896,879

\$952,632

\$1,065,579

Average Woodlands Values are up 73% from 2011 to 2017

Call today for a free, no obligation assessment of your home's current market value.

J. Rockeliff



REALTORS

Your Woodlands Specialist

STEVE HANSEN

Cal BRE # 01774754

1700 N. Main St.

Walnut Creek, CA 94596

925.639.1979

www.SteveHansenHomes.com





NOB HILL
FOODS



Bank of America



BevMo!



Get Special Coupons

from 15 Citrus Marketplace
Merchants!

www.KissSavings.com/CITRUS

**Money-Saving
Coupons!**



Go to www.KissSavings.com/CITRUS

Show coupons on device or *print the booklet at home!*

**Dayna Wilson**

925-788-6582

BRE #0178128

Dayna Wilson Real Estate Team

We're both Woodlands Neighbors!

925.788.6582
Dayna@Day-RealEstate.com

**Valerie Epting**

925-324-4551

BRE # 02020237

Regardless of where you are at in the home selling &/or buying process, no doubt you are interested in how our neighborhood's home value is trending. Outside of helping you with your real estate transactions, this is the greatest service we can provide, keeping you up to date with



the temperature of the real estate market today! Despite what the headlines may say, the values and level of activity are very different when you talk about specifics. Trend data from a consolidation of surrounding homes formulates the report.

See what YOUR home is worth!

Call 925-788-6582 for your
FREE Market Snapshot

418 Dogwood Drive

SOLD \$1,025,000.

Highest \$ per sf in 2018!

Listed at \$ 975,000.

WE Did IT Again! Who do you know that wants to Sell,
 Buy or Invest this year ? We'd love to help.

Contact us to start receiving our monthly

Newsletter for all our Active, Pending & Sold Listings, events, plus more local RE news!



Valle Verde Children's Center

PRESENTS

SUMMER PROGRAM 2018

JUNE 11 - AUGUST 10
(WE ARE CLOSED ON THE 4TH OF JULY)

TK/K "READY OR NOT"

SUMMER CAMP

Each day, we will present new opportunities for your child to learn and grow through play in our TK/Kindergarten readiness program.

Dance to the Beat *Let's Get Physical Stations*

Fun with Phonics *Friendship Skills*

Explosive Experiments *Magic Math* *Little Chef Experience*

123, EYES ON ME

SUMMER CAMP

Our 1st, 2nd, and 3rd graders will expand their horizons this summer by exploring weekly themes that encompass STEAM in exciting, new ways.

Team Challenges *Yoga* *Mad Science*

Field House Fridays *Top Chef Cooking*

Every week, our kids will have the opportunity to participate in field trips, special events, and swimming at the Cabana Club.

FIVE FOUR +

AN EXCLUSIVE CLUB FOR GRADES 4, 5 & UP

This is the perfect place for your older child to enjoy age-appropriate activities, as well as some good, old-fashioned fun. Activities include DIY, gardening, electronics, life skills, yoga, *Field House Fridays*, and more.

Every week, our kids will have the opportunity to participate in field trips, special events, and swimming at the Cabana Club.

REGISTRATION BEGINS
MARCH 5

HOURS OF OPERATION

Monday - Friday
7 AM - 6 PM

CONTACT US

GIVE US A CALL
(925) 944-5255

SEND US AN EMAIL
vvchildrenscenter@gmail.com

VISIT OUR WEBSITE
valleverdechildrenscenter.org

STOP BY & SAY HI
3275 Peachwillow Lane



COURTYARD REALTY
FINE HOMES & ESTATES



Welcome

200 Fleming Dr. Clayton **PENDING**



4 BEDROOMS / 2.5 BATHROOMS

Call Me For A Free Market Analysis On your Home Today!

Presented By



COURTYARD REALTY
FINE HOMES & ESTATES

MARC GRAVES

925.336.MARC (6272)

www.CourtyardRealty.Biz | Marc@CourtyardRealty.Biz



FIVE STAR
REAL ESTATE AGENT
Marc Graves

Multi-Year Winner

License # 01020265

BRUCE LESSER

of
RE/MAX Accord

"Selling Walnut Creek for nearly 35 years"



1985 OLD OAK DRIVE
Walnut Creek, CA. 94595



***"Over 30 years selling & staging
Walnut Creek real estate"***



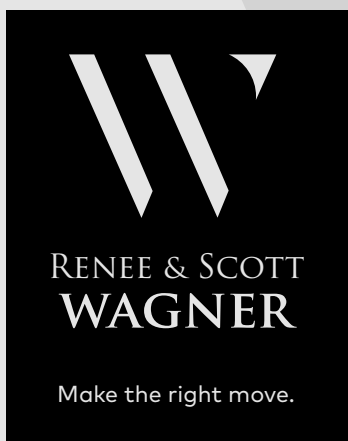
BRUCE LESSER
(925) 788 – 6020
BruceLesser@usa.net
www.WheresBruce.com

***Approximately 2200 sqft. on nearly 1/3 acre with scenic views and the crown-jewel oak-tree of the neighborhood!
An amazing floorplan that rivals a custom home!
It's almost a 1-story house with only 3 easy stairs!
This coveted Tice Valley location means easy freeway access, Parkmead Elem., & short-cut trail to downtown!!!***

- ❖ Four bedrooms...Three full bathrooms
- ❖ Dramatic great-room with 10' ceiling, built-ins, wet-bar
- ❖ Grand formal dining room w/ crown molding & 10' ceiling
- ❖ Oversized eat-in kitchen...all with a view!
- ❖ New high-end laminate flooring and 5.5" baseboards
- ❖ New Lighting ~ Central A/C ~ Dual Pane Windows
- ❖ Full-size laundry with built-in pantry cabinets
- ❖ Pristine "man cave" garage with 50ft. long driveway
- ❖ Popcorn ceiling removed...recent interior paint
- ❖ Huge backyard and 400sqft. deck that's as good as new!
- ❖ **SOLD...for \$1,245,000**

800 S. Broadway ~ Walnut Creek ~ CA. ~ 94596

*All information is deemed reliable but is not guaranteed — CalBRE No.00852237



**2403 MARSANNE STREET,
DANVILLE
JUST SOLD FOR \$1,510,000**



**928 FLINT AVENUE,
CONCORD
JUST SOLD FOR \$701,500**



**1240 ARIANE COURT,
OAKLAND
JUST LISTED FOR \$1,048,000**

RENEE & SCOTT WAGNER

925.250.5440

YourHomeProfessional@gmail.com

www.ReneeAndScott.com

CalBRE# 01292997 & 02001457



5-STAR
PREMIER AGENT
★★★★★





Woodlands Beauty

JUST LISTED! 3673 Citrus Avenue

4 Bedrooms, 2.5 Bathrooms, 2056 SF, 8624 Lot Size

Absolutely beautiful two story home has been updated throughout with the finest touches. Newer Roof, HVAC, Exterior stucco, gas fire insert and tank less water heater all done with permits. Fresh exterior and interior paint. New carpets throughout. New shutters finish the lovely living room with cathedral ceilings and porcelain entry tiles. Four bedrooms with one conveniently located downstairs. Spectacular Gourmet chef's kitchen with high end appliances opens to family room and lovely private backyard with new drought tolerant gardens. Too many upgrades to list. Close to Trader Joes, Whole Foods, Bike and Walking Trails. Valle Verde Elementary and Woodlands Swim Club. Don't Miss it! **Call Tish for pricing.**



TISH KANAT
REALTOR®
286.4401
tish@dudum.com
DRE# 00668240





A Roadmap for College

THE COLLEGE LIST

Are you asking the right questions to tailor your search?

ACADEMIC FIT

What does your student want to study? What type of academic environment will be best?

FINANCIAL FIT

What is the budget you have for college? Are you writing a blank check for your student with no strings attached?

SOCIAL FIT

What else does your student need in order to thrive in college? Hobbies, activities, or ways to get involved are crucial to college success and happiness!

Want to find out how to answer these questions? Call for an Introductory Session today and see how A Roadmap for College can help! Start early in high school!

ARoadmapForCollege.com



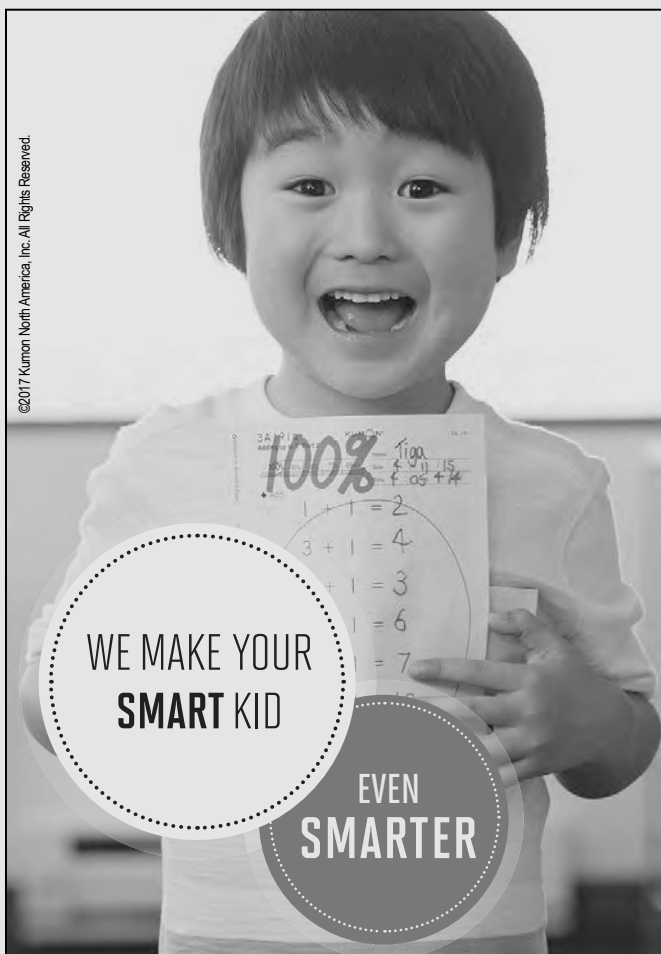
 Roadmap4College



f A Roadmap for College

Audrey Slaughter College & Career Advisor

(925) 207-5884 | Audrey@ARoadmapforCollege.com



**Give your child an academic advantage
in school and beyond!**

Kumon helps your child become a better learner:

- The Kumon Method helps children ages 3 through high school advance their math and reading skills.
- Many of our students are studying above grade level.
- For over 50 years, Kumon has benefited millions of kids around the world.

**SCHEDULE A FREE
PLACEMENT TEST TODAY!**

Kumon Math & Reading Center of WALNUT CREEK - NORTH

2839 Ygnacio Valley Road, Walnut Creek, CA 94598
925-256-0786 • kumon.com/walnut-creek-north



FOR AGES
3+

WE MAKE YOUR
SMART KID

EVEN
SMARTER

KUMON®



Melanie Kozak
BRE# 00766979
mkozak247@gmail.com



Jill Collins
BRE# 01401268
jcollins@apr.com

The Kozak Team at Alain Pinel Realtors

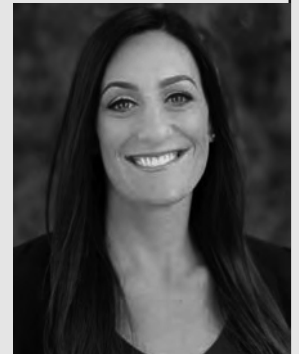
***Your Trusted Advisors, Skilled
Negotiators and Expert Facilitators!***
www.thekozakteam.com

925-330-0624

- 5 Star Zillow Premier Agents
- Alain Pinel "President's Roundtable" winners 5 years in a row
- Extensive local knowledge
- Known for our responsiveness, communication and negotiation skills
- Team approach gives you 24/7 service
- Years of experience working with buyers and sellers in "The Woodlands"
- Strategic & comprehensive marketing plan with proven results to sell your home



Ray Kozak
BRE# 01410748
raykozak@gmail.com



Lauren Somanathan
BRE# 01973688
lsomanathan@apr.com

Woodlands

Keeping You Informed For 50 Years

Advertise With Us!

For more information, contact:
woodlandswalnutcreek@gmail.com

YOUR AD HERE!



For more information, contact:
woodlandswalnutcreek@gmail.com

Installations – Repairs
Toilets • Faucets • Water heaters
Garbage disposals • Clogged drains

Belfast Plumbing

Credit Cards accepted: Visa, MasterCard, Discover

(925) 457-5423
www.belfastplumbing.com

License: 906211



Paul's HANDYMAN

25 Yrs. Experience **SERVICES**
B.S. in Mech. Engineering
Reasonable Rates - \$42/hr.

Electrical	Fan, Dead circuit, Plugs, Switches
Plumbing	Under sink, Water heater, Garbage Disposal, Galvanized to copper
Carpentry	Decks, Fence repair, New walls
Tile & Stone	Floors, Shower, Countertop
Painting	Caulking, Rooms, Touch-up
Windows & Doors	Installed, Unstuck; Locks
Sprinklers & Yard lights	/ Welding / Masonry
Assemble furniture, shed...	/ Honey-Do Lists

Almost any standard job.

Unusual problems most welcome.

Helpers available

Call **Paul Fleck**

925-300-5001 – Cell

925-676-6607 - Message 24/7



Retirement Living Your Way

*High quality **without** the high rates!*



Spacious residences offer privacy and a wealth of services:

- ◆ Restaurant-Style Dining
- ◆ Weekly Housekeeping
- ◆ Daily Transportation
- ◆ 24-hour Professional Staff
- ◆ Exciting Social Activities
- ◆ Community Rooms

Quality you expect.
Rates you deserve!



**Call to Schedule
Your FREE
Lunch Tour
TODAY!**

DIAMOND TERRACE

A 55+ RETIREMENT COMMUNITY

6401 Center Street
Clayton, CA 94517
(925) 524-5100

www.DiamondTerrace.net



PROMOTION

BUSINESS

CARDS

MAY

Expires 5/31

Don't Wait - Order Now!

BUY 1,000 BUSINESS CARDS & GET 500 FREE*

*May not be used in combination with any other promotions.

Valid only at Pleasant Hill location. Does not include design time.

Minuteman Press.
Pleasant Hill
WE DESIGN, PRINT & PROMOTE...YOU!



Call 925.256.6444 OR Visit www.minutemanpressph.com

COURTYARD REALTY
FINE HOMES & ESTATES



Welcome

200 Fleming Dr. Clayton *PENDING*



4 BEDROOMS / 2.5 BATHROOMS

Call Me For A Free Market Analysis On your Home Today

Presented By



COURTYARD REALTY
FINE HOMES & ESTATES

MARC GRAVES

925.336.MARC (6272)

www.CourtyardRealty.Biz | Marc@CourtyardRealty.Biz

License # 01020265



Multi-Year Winner

W

RENEE & SCOTT
WAGNER

Make the right move.



HELPING FAMILIES MAKE THE RIGHT MOVE
FOR MORE THAN 17 YEARS!

925.250.5440

YourHomeProfessional@gmail.com

www.ReneeAndScott.com

CalBRE# 01292997 & 02001457



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

To:

www.WoodlandsAssn.org