

# The Woodlands



Keeping You Informed For 50 Years

March 2018

## **Walnut Creek, Home-Building Boom or Bust? A Little of Both...**

By Ron Chesney

We've lived in the Woodlands for 18 years, raised our son here through the MDUSD's schools, and have watched Walnut Creek, along with the Bay Area, grow and change for better and for worse.

The proposed townhouse development on Citrus Circle is a way for new families to join our community. In terms of increased traffic and congestion, I don't see that as a concern given the minimal impact, if any, it would have on our neighborhood.

Something to consider is the practicality of office buildings in our community; the suburban office park, with large lawns and a park-like setting, is an outdated model. I'm sure the existing owner is having the same challenges finding tenants as we see in the Shadelands. Take a drive down Lennon Lane, the large complex where the IRS is located remains largely vacant. The Varian Lab building was vacant for years until the CC School of Performing Arts moved in this Fall. There are many vacancies in the Walnut Creek Executive Park which faces Oak Grove Road.

The reality is to keep the office park from becoming a vacant eyesore, the city is transforming the area and bringing in different types of tenants. The sports complex under construction, combined with the Orchards, the proposed Via Monte housing, and the nursing facility planned adjacent to the sports complex, will bring in more traffic than what is under consideration for Citrus Circle. It does seem like the city allows builders to have the upper hand; and given the size of the Orchards, with many store fronts still vacant, I'm sure they're under pressure to allow more development to bring in customers to a complex that is a higher density than the neighborhood could support.

I don't think we can change what's in place, nor will a townhouse development on Citrus Circle be a negative addition to the neighborhood. What I'd like to see is a more community improvement-based development posture by the city. Why not push for more civic improvements by the developer like we saw with Citrus Walk...perhaps a polling of residents for neighborhood improvement suggestions would be worthwhile?

Long-term, I'd like to see improvements along Oak Grove and the entrances to the Woodlands on Peachwillow Lane and Citrus Avenue. Imagine, for a moment, if the city installed ornamental street lamps, like those downtown (or a more modern version), on Oak Grove from the canal to YVR...I think that would have a positive impact on our neighborhood. Consider Welcome to the Woodlands signage on Peachwillow and Citrus? Perhaps replacing the parking lot lights at Valley Verde with ones that are more attractive and less of a high crime feel. I also see a large amount of trash at times that could be lessened by more frequent street sweeping in our area.

Bottom line; a few more residents, in my opinion, is not going to bring the neighborhood to its breaking point and while we have all this development around us, due to our prime location and popularity, we should have the city use it to our advantage with civic improvements.

Thank you, Woodlands Association, for printing my views.

*The opinions expressed in this article are those of the author and do not represent opinions or positions of the Woodlands Association or its Board.*



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**Newsletter Advertising:**  
[woodlandswalnutcreek@gmail.com](mailto:woodlandswalnutcreek@gmail.com)

**Newsletter Delivery:**  
Jennifer Zotti ~ [jennsta2000@yahoo.com](mailto:jennsta2000@yahoo.com)

**Web Site Inquiries:**  
[woodlandswalnutcreek@gmail.com](mailto:woodlandswalnutcreek@gmail.com)

**Neighborhood Inquiries:**  
[woodlandswalnutcreek@gmail.com](mailto:woodlandswalnutcreek@gmail.com)

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

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(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](http://www.walnut-creek.org/citygov/depts/cd/nuisance_abatement_n_code_enforcement.asp)

### Walnut Creek Police Department, 925-943-5844

<http://www.walnut-creek.org/citygov/depts/police/default.asp>  
To report a suspicious circumstance, call 925-935-6400

### Oversized Vehicle Reporting, Sandy Mulligan: Parking Lead Services Officer, 925-943-5874

**Contra Costa Mosquito and Vector Control District (Pests and Insect Issues), 925-771-6196**  
[http://www.contracostamosquito.com/programs\\_services\\_index.htm](http://www.contracostamosquito.com/programs_services_index.htm)

### Contra Costa Water District, 925-688-8000

Water conservation, information, gardening resources, moneysaving tips. <http://www.ccwater.com>

### Allied Waste Services of Contra Costa County, 925-603-1144

<http://www.pleasanthillbayshoredisposal.com>

### Valley Waste Management (recycling and yard waste service): 925-935-8900

### Canal Maintenance, 925-313-2235

The canal is part of the Contra Costa County Flood Control and Water Conservation District Maintained by the Public Works Department

### Graffiti Reporting: City of Walnut Creek, 925-943-5854

### Contra Costa County Animal Control, 925-335-8300

After business hours, contact the Walnut Creek Police through Dispatch Center at 925-935-6400.  
<http://www.co.contra-costa.ca.us/index.aspx?NID=59>

### Street Maintenance: 925-943-5854

**Daylight Savings  
Begins:  
2AM  
SUNDAY, MARCH 11**

## Woodlands Association Board of Directors

Bill Gilmyers ~ *President*  
Erik Ehlers ~ *Vice President*  
Vacant ~ *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, March 3<sup>rd</sup>**  
**Saturday, April 7<sup>th</sup>**

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

Woodlands residents  
are encouraged to  
attend board meetings.

## Mac Graves - Contra Costa Interfaith Housing

Hi, my name is Mac Graves and I need your help. I am a member of Boy Scout Troop 227 and am currently working toward my Eagle. As a part of that effort I am leading a community project for Contra Costa Interfaith Housing (CCIH).

CCIH works to provide permanent, affordable housing and vital support services to homeless and at-risk families and individuals in Contra Costa County. My project involves furnishing a home to support one of these at-risk families. We are in need of the following items.



The following items can be gently used:

The following items should be new:

<p>Metal bed frames; 1 twin and 1 full/queen  Chest of drawers or small vanity dresser  Small scaled love seat in good condition (pet free home/no stains)  Small scaled lounge chair in good condition (pet free home/no stains)  Small kitchen table and 4 chairs  Coffee table  1 end table  2 bedroom side tables  3 table lamps  1 floor lamp  1 microwave stand (or something that will hold a microwave)  Microwave oven (new or less than 2 years old)  8-10 cup coffee maker (new)  Toaster (new or nearly new and clean)  Small bookshelf  Small TV stand  Small pots and pans (our ovens and stovetops are very small; Used in good condition ok)  5x7 area rug in good condition  2x9 or 4x6 area rug for bedroom</p>	<ol style="list-style-type: none"> <li>1. Full mattress pad</li> <li>2. Twin mattress pad</li> <li>3. Full &amp; Twin bedbug encasements and box spring covers (Sleep Defense Systems or Linenspa—both found on Amazon)</li> <li>4. New Sheet sets for each size (2 sets)—neutral colors as we never know who is moving in until the last minute.</li> <li>5. 3 bed pillows</li> <li>6. Queen &amp; Twin comforter (nearly new with NO stains ok, but new preferred)</li> <li>7. New towels: 2 sets bath, hand and washcloths</li> </ol>
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At this time, I cannot accept cash donations but if you would be willing to help us out either by purchasing any of the new items or donating any of the used items, that would be greatly appreciated. I have a pickup truck and am available to coordinate a pickup time that is convenient for you. You can reach me on my cell phone at (925) 303-7998 or my email, macmgraves@gmail.com. Thank you for your support!

## Woodlands Association Seeks New Treasurer



### Like numbers?

*Do you have a desire to help your neighborhood, trading a small amount of time for an outsized impact? The Woodlands Association is seeking a new Treasurer, with a time commitment of 2-4 hours per month, you can help drive the Woodlands into the future! Ideally, you are someone who is financially savvy, comfortable with Quicken, where you would track the group's finances, and comfortable providing a monthly summary of where the group stands financially. For this small contribution of time, you also get to lead the neighborhood association as a conduit between your friends and neighbors and local businesses, the city, and others. We'd love to hear from you! Email us at woodlandswalnutcreek@gmail.com.*

# SCHOOL NEWS

## VALLE VERDE ELEMENTARY

### MARCH

- 2nd End of Second Trimester
- 2nd Student Council's Character Day-wear your favorite character on your shirt!
- 7th Foothill Parent Night for Incoming 6th Grader Only from 7PM to 8PM.
- 8th Dine Around Fundraiser at Rocco's
- 10th MDUSD STEM Fair Showcase
- 11th Daylight Savings Starts
- 15th Due date for Honorary Service Award Nominations
- 15th -17th Valle Verde Production of The Wizard of Oz in the MUR
- 19th Teacher In-Service Day~No School
- 24th 42nd Annual East Bay Times County Spelling Bee
- 24th Spring Fling at Boundary Oaks
- 30th Cesar Chavez Day~No School

## Foothill Middle School

### March

- 6th- Mixed Choir Early Spring Choral Concert
- 7th- 5th Grade Parent Night ~ GYM  
PE Dance Off Assembly - GYM
- 8th- Field Trip- TUPE Conference
- 13th- Early Spring Concert
- 14th- 6th Grade Course Elective Assembly MU  
7th Grade Course Elective Assembly  
Drama 2 Spring Play at Northgate High School
- 15th - Early Spring Concert
- 16th- Drama 2 Spring Play at Northgate High School
- 20th- Northgate Area Band Concert
- 21st- PFA Meetings - Library
- 22nd - Site Council Meeting
- 23rd- Coffee with Dave  
6th Grade Dance  
7th/8th Grade Dance
- 27th- Northgate Area Orchestra Concert
- 30th- No School ~ Cesar Chavez Day

## Northgate High School

- Friday, March 2
- Musical America
- Varsity Wrestling at CIF State Championships (time is TBD)
- 7:00pm Musical America (Choral Concert)
- Saturday, March 3
- Musical America
- Varsity Wrestling at CIF State Championships (time is TBD)
- 7:00pm Musical America (Choral Concert)

- Sunday, March 4
- 11:30am CCC HS Honor Jazz Band Performance
- Tuesday, March 6
- 3:15pm Jazz Band 2017- 2018 Auditions
- Wednesday, March 7
- 3:15pm Jazz Band 2017-2018 Auditions
- 7:00pm Choral Music Boosters Meeting
- Thursday, March 8 Sonoma State University Wind Band Festival, Time TBD
- 7:00pm Musical America (Choral Concert)
- 7:00pm Athletic Boosters Meeting
- Friday, March 9
- Next Generation Jazz Festival, Time TBD
- Musical America
- 7:00pm Musical America (Choral Concert)
- Saturday, March 10
- Next Generation Jazz Festival, Time TBD
- 7:00pm Musical America (Choral Concert)
- Sunday, March 11
- Next Generation Jazz Festival, Time TBD
- Daylight Saving Time starts
- Tuesday, March 13
- 6:30pm Parent Education - Vaping (time may change)
- 7:00pm NIMB Board Meeting
- Wednesday, March 14
- 2:00pm Canti/Coro Auditions
- Thursday, March 15
- 3:00pm Canti/Coro Auditions
- 7:00pm PFC General Meeting, Library
- Friday, March 16
- 12:00pm
- Santa Cruz Jazz Festival
- Saturday, March 17 Santa Cruz Jazz Festival
- Sunday, March 18
- » 1:00pm Santa Cruz Jazz Festival
- Monday, March 19 – March 23rd
- Multicultural Week
- Tuesday, March 20
- 7:30pm
- Northgate Area Band Concert
- Thursday, March 22
- 6:00pm Student Talent Show
- Saturday, March 24
- 7:00pm Junior Prom
- Tuesday, March 27
- 7:30pm Northgate Area String Concert
- Wednesday, March 28
- 2:00pm Canti/Coro Auditions
- Thursday, March 29
- 6:00pm Staff Talent Show

# This Month at the Cabana Club

## Ready to Make a Splash?

Join us @ Woodlands Cabana Club 3/11 from 1:00pm-3:00pm

Woodlands Cabana Club is gearing up for the season: Please join us for our annual **OPEN HOUSE:** where we will be kicking it off in style **March 11 from 1:00pm-3:00pm.** This event will be open to the public and features free swim (in our heated pools) and lots of family fun. Registration will be open to new and returning members at the event and online at [www.swimwoodlands.com](http://www.swimwoodlands.com). In addition, we will have Woodlands Swim Team suit fitting and Kermit Pals evaluation and a special sponsor. We are so excited to see you to KICK OFF THE SEASON!

So much is happening at the Club! The biggest news is the Woodlands is GOING GREEN! We have officially signed an agreement with Staten Solar to install solar at our amazing pool and are ready to break ground on our new solar pavilions! Over the past year(s), we have been investigating, reviewing, analyzing options for the most successful solar options for the pool. We have found it and are moving forward quickly so that when you return this coming spring, you will be able to see the end result!

We are tremendously grateful to be a part of this wonderful Woodlands community and look forward to seeing you as we ring in the 2018 season!

## WOODLANDS NEIGHBORHOOD COMMUNITY CRIME REPORT



\*Please note this information was pulled from the LexisNexis Community Crime Map (<http://communitycrimemap.com>) for the Woodlands neighborhood. The following does not include all incidents. The entire Walnut Creek police daily bulletin can be viewed at: [www.walnut-creek.org/departments-services/public-safety/police/online-crime-reporting/walnut-creek-online-reporting](http://www.walnut-creek.org/departments-services/public-safety/police/online-crime-reporting/walnut-creek-online-reporting)

**(1/1/17 - 1/31/17)**

### TRAFFIC INCIDENTS

Crime: IMPOUND TOW  
Location Type: HIGHWAY/ROAD/ALLEY  
Date: 01/13/2018  
Time: 1:03 AM  
Public Address: 22XX OAK GROVE RD

### BURGLARY – RESIDENTIAL

Crime: PC 459-BURGLARY-RESIDENTIAL  
Location Type: RESIDENCE/HOME  
Date: 01/03/2018  
Time: 7:15 AM  
Public Address: 3XX HAMLIN

### VANDALISM

Crime: PC 594-VANDALISM-GRAFFITI  
Location Type: COMMERCIAL/OFFICE BUILDING  
Date: 01/18/2018  
Time: 12:00 AM  
Public Address: CITRUS AV / OAK GROVE R



## Eat is the Word – Woodlands Restaurant Review

### Go Eat at Patra

By Bill Gilmyers

While the new restaurant offerings at the Orchards have been good, they've not added very much variety to the local dining scene. Burgers, sandwiches and pizza- check. The opportunity to order at the counter, and not have to deal with a pesky waiter or waitress- you got it. But if you wanted something a little different, the initial slate of dining choices wasn't going to help. Fortunately, Patra, which opened in late 2017 which replaced the short-lived Pancheros, provides a welcome bit of variety for those looking for a quick bite to eat.

While still in the "order at the counter" quick-serve model, the food itself at Patra sets itself apart. For fans of traditional Northern Indian cuisine, you'll find much that is familiar, with tikka masala sauce, lamb skewers and garlic naan all available. Alongside these favorites you'll find a range of interesting alternatives like wild caught cod, roasted paneer (a dense flavorful cheese) and turmeric spiced cauliflower. The food is seasonal and sourced locally and very fresh, so menu items change frequently.

The food at Patra is served in bowls, with diners mixing and matching a base, like rice, with a protein, a sauce and a couple of sides. Patra suggests combinations but you can combine whatever elements you like for your meal, and pricing is a la carte, so if you want to double your protein or add an extra vegetable you can. A fully decked out bowl will run \$8-10 and comes with a little naan, though we usually order a little extra.

Overall, I've been very impressed with the quality of the food. The menu is not huge, but what Patra does make they make very well. There are lots of vegetarian options, and for those concerned about spice don't worry, the food is very mild. If anything, this is my one knit to pick with Patra, as I like a bit of heat in my food and unfortunately that's one area where they don't deliver. That said the food is flavorful and there are lots of healthy choices.

I hope it's the kind of restaurant our community can enjoy and embrace and show that we've got an appetite for more than just plain old American/Italian/Mexican cooking. If you've had the opportunity to eat there great, give it another go. And if you've been meaning to check it, go do it- you'll not be disappointed!

**Patra Indian Grill**  
**The Orchards at Walnut Creek**  
**2317 Oak Grove Rd**  
**Tel: 925.934.1225**

**Hours:**  
**Sunday – Thursday 11:00am – 9:00pm**  
**Friday & Saturday 11:00am – 10:00pm**



## Brown Bread

By Colleen O'Donnell

In honor of St. Patrick's Day, I am sharing one of the tastiest things enjoyed in Ireland - Brown Bread. Soda bread made with a mixture of whole wheat and all-purpose flours, steel cut oats, wheat germ and wheat bran; this bread is hearty yet moist and delicious. It can be enjoyed on its own, but is amazing toasted with a generous pat of butter. If you are really feeling festive, try it with some Kerrygold Irish butter. Sláinte!



2 cups All Purpose Flour  
 2 teaspoons kosher salt  
 2 teaspoons baking soda  
 1¾ cup Whole Wheat Flour  
 ½ cup Wheat Bran  
 ¾ cup Wheat Germ  
 ½ cup Steel Cut Oats (you will mix 1/4 cup into the dough and use remaining ¼ cup to sprinkle on top)  
 ¼ cup dark brown sugar  
 2 2/3 cup Buttermilk  
 1 Tablespoon melted butter

Preheat oven to 375°F. Butter and flour two loaf pans, and line with parchment paper.

In a large bowl combine all of the dry ingredients except for the ¼ cup steel cut oats needed for sprinkling on the top; whisk to combine.

Add buttermilk and melted butter and mix with a spatula just until ingredients are combined. Do not overmix; it will make the bread tough. Divide the dough between the two loaf pans and sprinkle the remaining ¼ cup steel cut oats on top.

Bake for approx. 45 minutes, or until lightly browned on top and knife or skewer inserted into the bread comes out clean.

Let cool for about 5-10 minutes, remove from the tin & remove parchment paper. Allow to cool on rack.

*Enjoy!*

## Woodlands: A LOOK BACK INTO TIME...

THE  
WOODLANDS  
ASSOCIATION

Rich Raines, President  
Donna Anderson, Newsletter

**PRIVATE**



1983

VOLUME XXII, ISSUE II

MARCH 1983

walnut Creek, CA

### PRESIDENT'S MESSAGE

Changes, changes and more changes. The Board members met with John Damavandi, owner-developer of Burton Center, and Steve Klee, the property manager. The concern of the Center's management is that some 30,000 square feet remain vacant after four years. Two years ago it was proposed that a Round Table pizza parlor occupy the vacant space but this brought strong opposition from those whose residential property abuts the proposed site and from those who felt that any such establishment would become a hangout for young people.

Mr. Damavandi was invited to communicate with Association members via the newsletter to express his concerns, explain his viewpoint and solicit feedback from the community. If you have an opinion regarding this proposed development, please respond if so asked and make your reaction specific so that potential problem areas can be addressed and, if possible, solved.

Secondly, the Walnut Creek Design Review Commission had approved a proposed two-story, 40,000 square foot, office building at the north-east corner of Oak Grove and Ygnacio Valley Road.

The design was approved unanimously, which is quite unusual. A public hearing on the design will be held in the City Council Chamber, 1666 North Main at 7:30 PM on March 16th. Alan Grant **(PRIVATE)** is the City's project planner and the design and plans may be obtained from the architect, Jerry Loving **(PRIVATE)**.

Finally, please remember and plan to attend the General Membership Meeting, March 15, 8:00 PM, at Valley Verde School. Anyone interested in serving on the Board should contact Cindy Krause **(PRIVATE)**, Don Mattern **(PRIVATE)** or Rich Raines **(PRIVATE)**.



# ADVERTISING

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## NEW Advertising Deadline

Please submit all ads and  
payments for the next issue by  
**March 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:

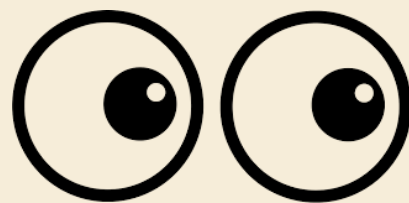
\$5 Woodlands Residents, \$15 Non-Residents

**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 woodlandsasn@yahoo.com. We accept PDF and Microsoft Word documents ONLY.
- Payment is due when you submit your ad. Please pay via [www.woodlandsasn.org/advertise/](http://www.woodlandsasn.org/advertise/) or make checks payable to "Woodlands Association" and mail to: PO Box 31085, Walnut Creek, CA 94598.



## COLUMNISTS WANTED


We are looking for a few neighborhood volunteers interested in periodically writing articles for the newsletter. Commitment is extremely flexible, ranging from a monthly column to an occasional article. Topics are flexible, however we're eager to find someone interested in writing a regular column on gardening or home improvement.

If interested please email our Editor at [newsletter@woodlandsasn.org](mailto:newsletter@woodlandsasn.org)



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

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

 See client reviews at

**Kyle M. Johnston**  
Estate Attorney

Rockridge Oakland 510.527.1880	Northgate Walnut Creek 925.278.6180
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**Dayna Wilson**  
**Keller Williams Realty**  
**925-788-6582**

100 Pringle Ave., Suite #100, Walnut Creek, California 94596  
 dayna@day-realestate.com



• The DAYNA WILSON REAL ESTATE TEAM is proud to present just a few of our recent Active, Pending and Sold listings. We are excited to share a few additional homes for sale that will be "Coming Soon" to the market, which include:

- Alhambra Hill, Martinez
- Cheyenne Dr, Walnut Creek
- Devon Dr, Martinez
- Farm Hill Ct, Walnut Creek
- Oak Rd, Walnut Creek
- Pinewood Ct, Walnut Creek
- Tayberry Ln, Brentwood
- Thistle Ln, Martinez
- Windmill Way, Concord

• In 2017 Dayna was the #2 Top Individual Agent in Keller Williams Walnut Creek. She has earned the Five Star Real Estate Professional, based on production and customer service for 6 years in a row.

• Let her show you why so many home sellers, just like you, have chosen her to represent them, taking advantage of the equity in their homes. She'll handle all the details from A to Z, offering sound guidance and advise, exposing your home to the maximum number of buyers and effectively negotiating on your behalf to net you the most amount of money with the least amount of hassle. Ready to get moving in 2018? She'd be thrilled to be your trusted advisor. Not just your local Realtor, also your Woodlands Neighbor!!



**See the Virtual Tour! [www.tourfactory.com/1934144](http://www.tourfactory.com/1934144)**

Equal Housing Opportunity | All Information Deemed Reliable but not Guaranteed  
 BRE # 01781285



## Dayna Wilson's Real Estate Team is Growing!

As we welcome Valerie Epting to the team, we take time to reflect on our strengths and align our business specialties. We pride ourselves on our ability to truly listen to clients' needs and connect them with opportunities that best match those needs. Additionally, we maintain an open-door policy and return phone calls and email promptly to ensure responsive and personable service. We strive to exceed our home sellers' and buyers' expectations. We greatly value the personal relationships we have here in our Woodlands Neighborhood and would be honored if you will consider contacting us for any of your future real estate needs.

*Dayna Wilson* BRE# 01781285

**Listing Agent**

**925.788.6582**

**Dayna@Day-RealEstate.com**



*Valerie Epting* BRE# 02020237

**Buyer Sales Specialist**

**925.324.4551**

**Valerie.Epting@KW.com**



**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!**





**We have an extremely low inventory of homes for sale and tons of pent-up buyer demand. NOW is a very opportune time to take advantage of this exciting market!**

**Thinking about a move? Make sure to include Steve in your interviewing process. All my Woodlands sellers are sure glad they did!**

**Whether you are thinking about a move this year, just curious about your home's value or considering some updating and want to know which improvements add the most value, please do not hesitate to contact me for a complimentary, no obligation consultation and market analysis of your home's value.**

**Steve@SteveHansenHomes.com**



*Your Woodlands Specialist*

**STEVE HANSEN**

Cal BRE # 01774754  
1700 N. Main St.  
Walnut Creek, CA 94596

**925.639.1979**  
[www.SteveHansenHomes.com](http://www.SteveHansenHomes.com)



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

Like us on  
Facebook

**March 2018**



# 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

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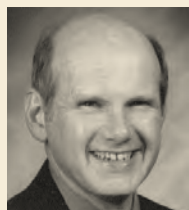
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# WALNUT CREEK MARKET REPORT: THE WOODLANDS

SOLD PROPERTIES	BEDS	BATHS	SQUARE FEET	LIST PRICE	SOLD PRICE
606 Joshua Court	4	2	1,866	\$799,000	\$799,000
411 Persimmon Road	3	2	1,547	\$880,000	\$875,000
123 Dogwood Drive	3	2	1,547	\$925,500	\$918,000
3648 Sugarberry Lane	3	2	1,602	\$929,500	\$930,000
649 Candleberry Road	4	3	1,811	\$949,000	\$949,000
3512 Lime Tree Court	4	2	1,866	\$949,000	\$1,015,000
3658 Citrus Avenue	3	2.5	1,950	\$949,950	\$975,000
227 Conifer Lane	4	2.5	2,229	\$975,000	\$987,500
619 Banyan Lane	3	2.5	1,931	\$975,000	\$975,000
649 Sitka Drive	3	2.5	1,990	\$985,000	\$989,000
3416 Peachwillow Lane	4	2	1,812	\$985,000	\$1,035,000
609 Teak Court	4	3	1,913	\$985,000	\$985,000
3424 Cassena Drive	4	2	1,866	\$989,000	\$989,625
3121 Sugarberry Lane	4	2	2,012	\$998,800	\$1,070,000
3563 Perada Drive	5	2.5	2,422	\$999,999	\$985,000
669 Rock Oak Road	4	2.5	2,167	\$1,025,000	\$1,115,000
403 Candleberry Road	4	2.5	2,495	\$1,050,000	\$1,090,000
515 Sitka Court	4	2	2,206	\$1,068,000	\$1,250,000
3514 Bayberry Drive	4	2.5	2,422	\$1,075,000	\$1,140,000
3526 Bayberry Drive	4	2.5	2,167	\$1,079,000	\$1,099,000
541 Banyan Circle	4	3	2,358	\$1,079,000	\$1,067,000
514 Candleberry Road	4	2.5	2,565	\$1,080,000	\$1,220,000
615 Candleberry Road	4	2.5	2,079	\$1,080,000	\$1,270,000
625 Sitka Drive	5	2.5	2,581	\$1,088,000	\$1,100,000
3538 Cassena Drive	4	2.5	2,422	\$1,128,000	\$1,130,000
3629 Perada Drive	5	2.5	2,404	\$1,168,800	\$1,125,000
564 Banyan Circle	5	3.5	2,770	\$1,195,000	\$1,225,000
3643 Perada Drive	4	2.5	2,422	\$1,198,998	\$1,200,000
3443 Cassena Drive	5	3.5	2,847	\$1,199,000	\$1,185,000
654 Banyan Lane	3	2.5	2,227	\$1,320,000	\$1,450,000

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Melanie Kozak  
BRE# 00766979  
[mkozak247@gmail.com](mailto:mkozak247@gmail.com)



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