



The Woodlands

January 2005

Update on Woodlands Neighbor, "The Shadelands"

Walnut Creek's General Plan Deems Shadelands As a Possible Location For 100 Live-Work Units



By Ed Wohlers, Bill Swanson & Steve Elster

As discussed in previous newsletters, the City of Walnut Creek is currently updating the General Plan. The General Plan is a blueprint for development and conservation for Walnut Creek. It covers many areas including traffic, housing and economic development throughout the City. When complete, the General Plan will guide future development

through the year 2025.

The General Plan Steering Committee is considering various types of development in the Shadelands Business Park. One alternative would permit the development of 100 "live-work" residential units at the Shadelands.

Two community workshops were held in November to discuss the General Plan, including the Shadelands "live-work" residential units. Woodlands residents and Woodlands Association board members attended both workshops and observed that most participants were opposed to residential uses in the Shadelands. Generally, participants favored an emphasis on

additional medical facilities, smaller lot sizes, an increase in building size, and serious consideration of dedicated direct bus service to BART. The Walnut Creek Planning Division considered the issue of 100 residential units in the Shadelands unresolved, and will formally present their findings at a Steering Committee meeting on January 12, 2005. Depending on the Steering Committee's conclusions, the General Plan could allow the development of the first ever residential units in the Shadelands.

The public can express support for or opposition to residential development in Shadelands Business Park at the next Steering Committee. This

meeting will be held on January 12, 2005, at 7pm in the 3rd floor conference room at City Hall. If you are unable to attend the meeting, you can also write a letter or send an e-mail to the City or to the Woodlands Association to express your opinion. The City e-mail address is: stern@walnut-creek.org. The Woodlands Association e-mail address is:

shawn@rizzos.net. Additional information on the General Plan Update can be obtained by contacting the General Plan hotline 925-256-3526 or by visiting the Walnut Creek web site at <http://www.ci.walnut-creek.ca.us/generalplan/default.htm>.

Slated to Open in September 2005...

The Creek Middle School Center Seeks Community Support

A new middle school youth center called **THE CREEK** is a private, nonprofit after school center slated to open in September 2005 and will support all local kids in the 6th to 8th grades. According to the cofounders Tricia Carella and Donna Perham, much of the organizational and planning work is complete including solid support from the City of Walnut Creek, the Mt. Diablo School District as well as many other local

community groups.

"Only one last hurdle exists," said Donna Perham. "We need to raise approximately \$90,000 over the next six months to meet our goals. The funds are the bare minimum necessary to open the new center using modular facilities which will be placed on the Foothill Middle School campus."

The City of Walnut Creek, by a unani-

mous vote, awarded **The Creek** a challenge grant of \$20,000. In addition, they have tremendous support from Bob Johnson, the principal of Foothill Middle School, the Walnut Creek Police Department, the directors of the elementary school day cares in the immediate area and many individuals in our community. They currently have private donations of approximately \$15,000.

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Community News

A Woodlands Newsletter repeat from last winter that reminds us about maintaining safe fireplaces.

Now I am certain that nearly every one of our 800 Woodlands homes came with a traditional masonry fireplace. I actually checked with the city and they said "all but two". As mentioned last fireplace season, "when I hike up on Lime Ridge I can see and smell the smoke coming from our brick chimneys. Certainly stirs up nostalgia from when I was a kid."

I trust all of us have a good fireplace screen or even a glass enclosure to catch the occasional pops and cracks from the hardwood logs. My unscientific survey of about ten neighbors tells me that we really don't pay enough attention to other fireplace hazards however. So, my real reason for this short piece is to remind all of us that the fireplace and the chimney begs more maintenance than just using a screen and taking out the ashes.

The burning of wood, burning of synthetic fireplace logs, and even the use of natural gas in the fireplace creates deposits on the back side of the fireplace and certainly on the inside of the chimney duct. That's how Santa picks up all that soot. In the case of wood burning fireplaces the

major ingredient in the soot is Creosote. It is a bit dangerous because this creosote can actually



ignite when it builds up unless it is removed periodically. Many chimney fires have been caused by burning gift wrappings during the holidays that subsequently ignite the creosote as a result of the flames shooting up the chimney. Simply stated, just don't do that.

The soot and creosote accumulates faster when you burn wet or greener wood... or having a smoky fire that is burning very slow. Very cool days that keep

the exterior of the brick chimney cool also help the chimney collect soot. It is always recommended to

burn only dry, well-seasoned hardwoods to minimize as much as possible soot and creosote buildup. Nothing fully eliminates the buildup... even the well publicized artificial logs that are designed to clean chimneys.

Every expert on this subject tells us to clean the chimney annually before the start of the heating season. Why not do that right now? The professional cleaning people will clean the chimney flue, clean the fireplace and also

the bottom or side vent that allows some fresh air to keep the fire burning clean by introducing enough oxygen. There are specialists that are certified to do this cleaning. Yes, they are in the yellow pages. It is also a good idea to have your fireplace and chimney inspected periodically for cracks, blockage and air-flow.

The chimney cleaning specialists, or chimney sweeps, don't cost a lot to do a good cleaning job. It is still a bargain compared to other maintenance... usually at far less than \$200 per job. About the same price as a good house-cleaning by one of the many maid services.

Now go roast some marshmallows and enjoy some embers.

By Jim Tilley

Some information sources for basics, advice and guidance:

www.csia.org (Chimney Safety Institute of America)

www.clallam.net/EmergencyMgmt/assets/applets/Chimney_Maintenance.pdf

www.statefarm.com/consumer/wbchimma.htm (Safety tips)

Valle Verde

Northgate

Sponsor a Valle Verde Student in The 2005

Spellathon

The Spellathon is one of VV's largest fundraisers of the year. Before the students take the Spellathon test, they ask friends, family, and neighbors for pledges. Some pledges will be based on the number of words spelled correctly, others will be a flat pledge.

How Can The Woodlands Help?

Offer to sponsor your VV neighbor!

Don't know a VV student?

You can sponsor an anonymous child who doesn't have family resources for pledges. You may drop off your TAX

DEDUCTIBLE donation in the Spellathon Box in the VV office.

Pledges begin

January 7th

Students take the test

January 20th

PROPOSITION 55 State School Construction Bond

Superintendent Gary McHenry announced at the December 2nd Parent Advisory Council meeting, that the school board approved an additional \$550K for each of the six MDUSD high schools. Monies are to pay for the following, in order of priority:

1. Complete existing projects
2. Take care of safety hazards at each site related to curricular and extracurricular activities
3. Meet legal mandates
4. Fund projects that have been proposed by the principal with input from the larger community.



Community News

By Bruce Katz

As our retired Woodlands Homeowners Board President Lanny Bryant reflected on his service in this community, he had many thoughts on the years he served. First, he rattled off names of fellow Board volunteers that were mostly unknown to me, but were very dear to him during his time of service. He spoke of all of the hard work they had done and of the numerous development issues that Woodlands' Homeowners have worked on over the years.

Some of the topics discussed were the newsletter responsibilities, involvement in local development issues, and participation in the Walnut Creek Homeowners Council. When Lanny first began, each member

had assigned responsibilities that were reported on a regular basis, and each person became very acquainted with each of those tasks. One of the Board's challenges

Lunch With Lanny...

was recruiting new people to volunteer to get involved.

Among the projects and articles that arose were various developments regarding downtown projects, a golf course, The Shadelands, Citrus Center, and most recently

Citrus Walk. He recalled several proposals including an Ice Rink and a Hotel Development on the Safeway site within the Shadelands. Lanny spoke very highly of Woodlands' residents involvement anytime there was an important development or issue that arose.

As for all of us that know and have worked with Lanny, he has truly been a public servant, and served us as a leader, with character, pride, and joy. He represented the best interests of our community, even during the toughest of times. We are fortunate for having such a thoughtful and caring human being in our midst. Lanny, thanks from all of us for your many years of service.

Lanny Bryant Reflects on Years of Service With The Woodlands Board

By Lanny Bryant

To kick-off 2005 and as part of the "Auld Lang Syne" of 2004, the current Woodlands Board asked me to reflect on my past eight plus years of service on the Board. The most significant reflection that I have relates to the many wonderful and dedicated people that I met and worked with over the years. Two people in particular, David Schmidt and Kathleen Ridge, were long-time Board members and contributed a great deal to the betterment of our neighborhood.

There have also been many others who served on the board for various terms and I was always glad to see them again at events such as swim meets, scout meetings, or school functions.

When I joined the group in the late 90's, there were a number of issues that concerned us and that we worked on. The development of the Citrus Center was an ongoing project and we were confronted with issues related to landscaping, hours of operation, and the number and type of restaurants that would be allowed. With the exception of the landscaping and the promised replanting of a number of trees, the center has turned out quite well. The adjacent Shadelands Business Park has always been, and will continue to be, an area of concern. At one point, there was very serious consideration for a hotel to be developed on the "Safeway" parcel at the corner of Oak Grove Road and YV Road. We were advised by police officers that there was the potential for problems to overflow directly into our neighborhood, not to mention the additional traffic and noise depend-

ing upon the number and types of restaurants/nightclubs that were to be included in some of the designs. Housing on various parcels in the Shadelands has been proposed in the past, and also again fairly recently.

Increasing the density of the commercial development to almost double what is allowed now has been proposed in the past. The proposed widening of Oak Grove Road between YV and Treat will undoubtedly be an issue again, as will how many trees will have to be removed to accommodate many more traffic lanes. Some residents may remember the housing project or the golf course that were proposed to be developed in the hills behind Perada Drive.

We are all aware that the Tru-mark Citrus Walk project is under construction. When this development was first proposed, I tried to keep an open mind as to its positive and negative features. However, the more I considered it and the more I learned about it, the more I became very much opposed to it. Unfortunately, during the project consideration process, it

became crystal clear to all of us who were involved in evaluating the project, that absolutely no matter what the Woodlands residents did or said, it was going to be approved by the City. Thus, we were faced with either accepting that it was going to be approved and try to obtain additional benefits for our schools, Cabana Club, and the neighborhood, or have it approved and get nothing.

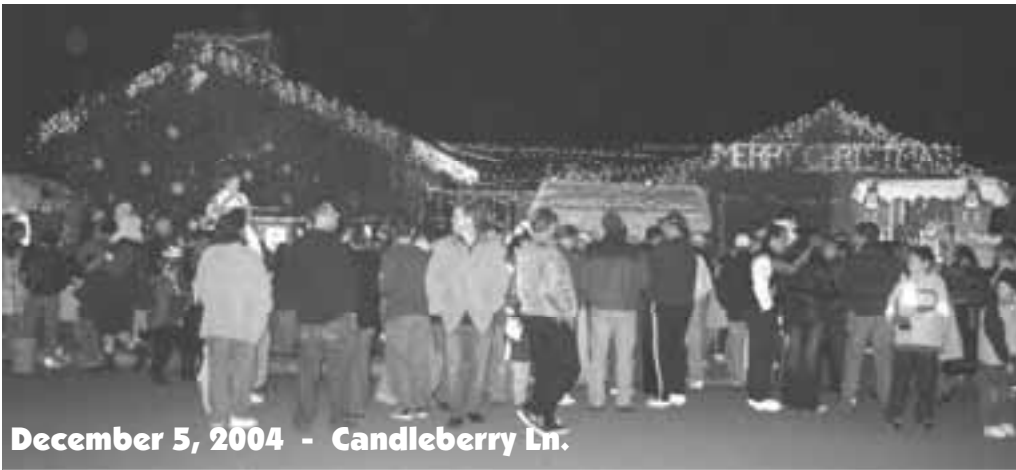
The current Woodlands board is excellent; they are a dedicated group who have already given unselfishly of their time and energy on various issues that are facing this neighborhood. But, they need everyone's support and involvement to be successful. If anyone has an interest in meeting and working with talented, energetic people, I hope they contact a current board member. I enjoyed my tenure on the board and benefited from it; I look forward to continuing to work with my neighbors as we try to protect our quality of life here in the Woodlands. To the past and current board members, and to the Woodlands residents, thank you for your support and best wishes for a great

Woodlands Board of Directors

James Tilley, President
Bruce Katz, Vice President
Bill Swanson, Vice President
Betty Maire, Secretary/Treasurer
Ed Wohlers, Special Projects
Steve Elster, Special Projects
Shawn Rizzo, Editor

Next Board Meeting:
February 5, 2005 - 9am
Carl's Junior Conference Room

Community Happenings



December 5, 2004 - Candleberry Ln.

Thank you to the Hiland Family for sharing your holiday spirit with The Woodlands!



Continued from page 1..

The Creek Middle School Center Seeks Community Support

Tricia and Donna have each had three teens graduate from Foothill Middle School. "It's an exciting and stressful period for both parents and kids. Middle school years are a time when kids become more independent and begin to make choices on their own. There is less parental involvement on a daily basis at school. Peer influences, pressure, immaturity and lack of self-confidence are universal characteristics of middle school youth and this contributes to occasional poor choices on their part. It is also a wonderful, fun age. There is so much potential in kids of this age group. They want to be respected, learn and do well. They are also open to new ideas. But they also need to relax and have fun in a supportive atmosphere that they can call their own," added Tricia.

The Creek will address many of the needs of middle school teens. This program will offer a variety of activities on a daily, weekly and monthly basis. **The Creek** will offer indoor games, outdoor recreation

help, tutoring, leadership activities and community service opportunities.

"There is an ever-increasing need for after school programs for middle school youth. Walnut Creek does a good job supporting childcare at the elementary school level, but there are few options available to middle school youth" stressed Donna. "Studies consistently show that between the hours of 3 and 6pm, children who are not under adult supervision are at increased risk to be a victim of crime or to participate themselves in vandalism, shoplifting, drug and/or alcohol use or sexual experimentation. This is also an age when teens are more susceptible to developing disorders associated with stress, such as depression and eating disorders. The Creek will create a bridge between peers, families, community and the school environment to address issues faced by young teenagers."

If you know of any licensed contractors, especially electricians, who might consider

providing volunteer (or reasonable fee) services to assist with the site preparation for the new modular buildings on the Foothill campus, please contact Donna or Tricia at the email address below. They are also looking for volunteers to help with a silent auction planned for March.

Donna and Tricia emphasize that even if you do not have a middle school child, this should be a community effort to help guide our youth and help them become well-balanced, productive teens.

To learn more about **The Creek**, visit their website at www.thecreekyouthcenter.org. Find out how you can support this program for our community.

Donna Perham & Tricia Carella

Contact phone number: 934-3324

Email Address: teenyouthcenter@yahoo.com

Want Ads

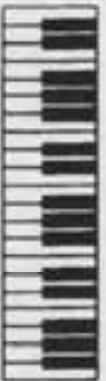
Services

Painting Contractor: *Area Specialist* LCG Painting/Removal of acoustical ceilings and retexturing. (Cal Lic #765438) For all your painting needs. Specializing in interiors, exteriors and decks. Quality workmanship. Affordable rates. Satisfaction guaranteed. Many area referrals. Bonded and insured. Call **Larry 676-1693**


Handyman: Quality work. Versatile—almost any standard job or unusual problem. Electrical, plumbing, carpentry, linoleum, tile, windows, and doors. Honest and have references.
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All Bay Builders: 25 yrs exp., Lic 644085, Workers Comp, BBB and references. Specializing in addition and remodeling. www.all-bay-builders.com. Email AllBayBuilders@yahoo.com.
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Piano Lessons: Ages 8 & up.
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References available from Woodlands.



Mrs. Trudi O. Steinman, Music Instructor
B.A. in Piano, California State University, Hayward 1970

2520 Ryan Road, Apt. 9
Concord, CA 94518 (925) 429-1805

january 2005						
Sunday	Monday	Tuesday	Wed	Thursday	Friday	Saturday
						1 New Years Day!!
2	3	4	5	6	7 VV Spellathon pledges start	8
9	10	11	12	13	14	15 NEWS-LETTER DEAD-LINE!!!
16	17 NO SCHOOL Martin Luther King Jr. Day	18	19	20 VV Spellathon testing	21	22
23	24	25	26	27	28	29 NG Crab Feed
30	31	Please submit any events you would like to see on February's calendar to shawn@rizzos.net or 465-4464 by January 15th				

Woodlands Advertising Rates

Personal/Business Want Ads:

Line Ad with a maximum of 30 words.
\$8.00/Month—Woodlands Residents
\$13.00/Month—Non-Woodlands Residents

Business Ads:

Please submit only ONE copy of your ad.
Color paper is only offered for FULL Page Ads.

Full Page, white paper.....\$80.00
Full Page, colored paper.....85.00
1/2 Page.....45.00
1/4 Page.....25.00
1/8 Page.....15.00 Woodlands Residents
1/8 Page.....18.00 Non-Woodlands Residents

All advertising must be submitted by the 15th of each month

Call Shawn Rizzo @ 465-4464 or email shawn@rizzos.net

We appreciate your feedback on the newsletter!
Email your comments to shawn@rizzos.net

