

The Woodlands

MARCH 2004

SAFeway PROPOSES HOUSING IN SHADELANDS

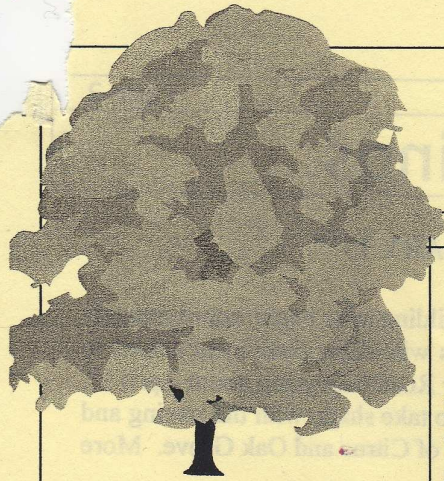
As many of you already know, Safeway recently proposed a land use change for their vacant property in the Shadelands Business Park at the corner of Oak Grove and Ygnacio Valley Road to allow development of a 200-unit apartment and condominium project. The proposal was presented to City Council on February 3rd to determine if the Council would support this idea. The Planning Department recommended that the application be denied, and ultimately the City Council rejected the proposal.

Prior to the City Council meeting, the Woodlands Homeowners Association sent a letter to the City Manager and City Council members stating our opposition to the proposal and commending the planning staff for recognizing the importance of preserving the integrity of land uses in the Shadelands Business Park. Our letter stated that the proposed residential project in a business park that is zoned for business purposes would clearly conflict with the City's intentions for the Shadelands.

The City is very interested in the long-term viability of Shadelands and has completed two studies in the past 7 years. A 1997 report about the future of the Shadelands said: "The proximity of the Genome Institute and lack of available commercial land in other sections of the City point to Shadelands as a strong location for a mix of office and R&D uses." This statement clearly indicates a preference for a mix of different types of businesses. More recently, a January 2004 Draft Economic Development Report recommends "Promote Shadelands as a Premier Mixed-Use Employment Center." This statement is also clear that the City prefers to retain Shadelands for business purposes.

One of the reasons cited for rejecting the current proposal is that the City is in the process of updating the General Plan. Some of the Council members encouraged the developer to not give up, noting that the plan is under development and could recommend some changes. We anticipate that proposals to development parcels in the Shadelands for commercial and residential uses will likely continue in the future. Developers often cite the remote location of the Shadelands and vacancy rates as justification to abandon the business park in favor of more immediate needs. Several council members acknowledged the City has done nothing to promote business development in the Shadelands and suggested this should be done, with medical-related and small business enterprises as target tenants.

We believe there is an opportunity to help the City promote and preserve the business park character of the Shadelands. We encourage interested residents to get involved in the General Plan process so that your views will be heard and respected.



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POET'S CORNER

Look for a monthly poem in this box. It will start next month. You can add your favorite poem or we will do our favorites.

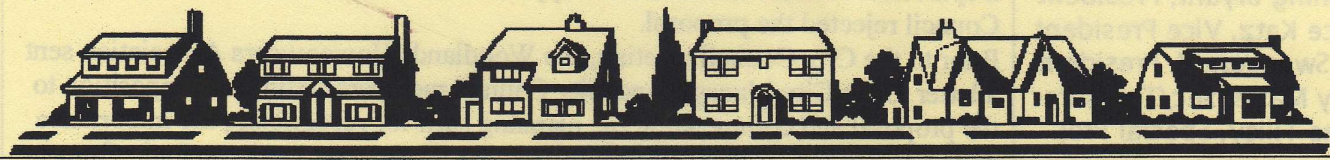
We will be getting into our web site once a week beginning the first of the month. You may also use the r.maire@sbcglobal.net.

NEXT BOARD MEETING MARCH 6TH AT 9:00 AM IN MEETING ROOM AT CARLS JR.

Neighborhood Happenings...

CITRUS WALK CONSTRUCTION BEGINS ON FEBRUARY 13TH.

The site construction will be in various phases. Demolition of the existing office building will begin approximately February 13th, followed by the pruning of the redwood trees. Pruning the redwood trees will allow equipment access to remove and then replace the existing fencing along the wall that borders Ygnacio Valley Road beginning about April 1st. The site grading should take place approximately April-May, and then the site will start to take shape with the paving and structures, and so on. We are now checking to see if this includes the signal at the corner of Citrus and Oak Grove. More to follow. r.maire@sbcglobal.net.



FIREPLACES

Well it sure is the season for the use of our many fireplaces. I am not certain but I believe every one of our 800 Woodland homes came with a traditional masonry fireplace. As I walk the dog and 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 don't pay enough attention to other 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 the screen and taking out the ashes.

The burning of wood, 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 ignite when it builds up unless it is removed periodically. Burning gift wrappings during the holidays has caused many chimney fires. Simply stated, don't do that.

The soot and creosote accumulates as a result of burning wet or green 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 soot and creosote.

Every expert on this subject tells us to clean the chimney annually before the start of the heating season. The cleaning people will clean the chimney flue, the fireplace and also the vent that allows some fresh air to keep the fire burning clean with enough oxygen. There are specialists that are certified to do this cleaning. It is also a good idea to have your fireplace and chimney inspected periodically for cracks, blockage and airflow.

The 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.

Now go roast some marshmallows before spring arrives.

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)

Want Ads

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)

FURNITURE FOR SALE Park cherry, 4 poster California King bedroom set, armoire, 9 drawer dresser with mirror, 1 night stand \$1,100.00 . White wicker chest with mirror. \$125.00. All in excellent condition. Please call (925-360-0778).

HANDYMAN: Quality work. Versatile-almost any standard job or unusual problem. Electrical, Plumbing, Carpentry, Linoleum, Tile, Windows and Doors. Honest and have references. Paul (676-6607)

COLOR COATINGS PAINTING: Lic 740315 Repaint Specialist. Interiors and exteriors. Fast, Clean and Neat. Local references. Satisfaction guaranteed. Please call Terry. (935-7593)

ZOILA HOUSE CLEANING SERVICES Too busy to clean your house? Available references from this and other areas. Free estimates. Please call Zoila at (925-709-3059), (925-642-6399) or leave a message.

MOUNTAIN BIKE -24" 15 Speed BRIDGETONE-Good Condition-Foam Seat-Back Wheel Rack w/pack-Wheel Lock-water Bottle Holder-Air Pump Holder \$150. **RACING BIKE**-24" 18-Speed NISHIKI "prestige"-Good Condition.\$200. **BICYCLE EXERCISE UNIT**-Converts Bike to Stationery Exercise unit. Simply attaches to Rear Wheel. \$25. Call (939-1412).

VOLUNTEER JOB AVAILABLE FOR NEWSLETTER COLLATINGS. PLEASE CALL BETTY MAIRE AT 925-933-6986

NEED HELP setting up your home/small business network? Viruses taken hold of your computer? Let me take care of it for you. I offer 8+yrs experience and wide range of services, which include PC repair & upgrade, Firewall & router setup, Network setup & design, wireless setup, PMany more....Hourly rate \$40.call Jay Fallon (925-323-2292) jfallon@astound .net

HELP WANTED Need a woman to do light house work and keep an eye on my 14 year old daughter after school. Hours are 3:30 PM to 6:30 PM daily during school. Pay is \$12.00 per hour and the location is Rock Oak Rd. in the Woodlands. The right person could keep her child at my house if that would make it easier to take the job. Please give me a call at the numbers below. Bill Jimerson. (925-945-1190) home (925-351-8755).

HI, MY NAME IS ANN WOOD. Some of you may recognize my name from Woodlands swim team, where I coached for three years. I recently graduated from UC Davis with a Bachelor of Science degree in Human Development. I am currently searching for a job in the areas of human resources and pr/marketing, but I am open to any new challenge and invite new ideas. I am also looking for a company where there is room for advancement within. If you have any information of jobs available, I would greatly appreciate if you could call me at (943-6873) or (381-0092) Thank you!

WANT AD FEES:

Business & Miscellaneous ads for Woodlands residents.....\$ 5.00
Ads have to be in by the 15th of each month

Business & Miscellaneous ads for non-Woodlands residents...\$10.00
Ads have to be in by the 15th of each month

Full Page, 1-sided flyers (830 Copies).....\$50.00
Flyers have to be in by the 20th of each month



Call Betty at 933-6986