

The Woodlands



Keeping You Informed For 50 Years

June 2018

Housing in the Woodlands

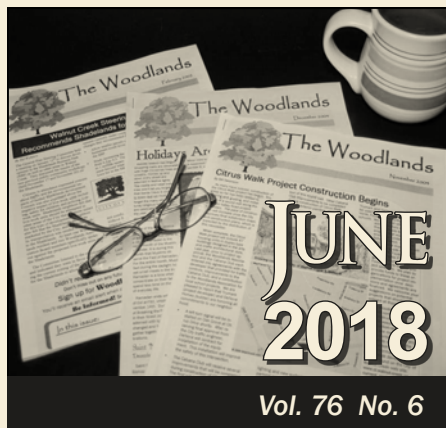
By Erik Ehlers

We are in the middle of a crisis, though for most of us, it doesn't seem too concerning. Housing prices spike to all-time highs, and many of our neighbors celebrate the large number they see when they log on to Redfin or Zillow. The downside is that the ever increasing numbers are tied to a real shortage of housing in the bay area. Walnut Creek alone cannot solve this crisis, but it certainly has a role to play. While Walnut Creek may not have the number of corporate offices that can be found in Sunnyvale, San Francisco or Pleasanton, there are plenty of locals rushing to BART in the morning or slogging down Ygnacio Valley Road to jump on 24 or 680. While an easier answer would be to simply state that our fair city should not build any new housing at all, a more realistic approach might be to suggest that we can all communicate to our civic leaders about what types of housing we want built.

The city has seen a number of higher density complexes built downtown, most of which seem to draw their design aesthetic inspiration from the piles of shipping containers at the port of Oakland or a collection of shoeboxes stacked one upon the other. Conversely, thus far the further flung neighborhoods such as the Woodlands have yet to see many large scale developments. That will no doubt change, as developers see potential profit in lots currently zoned for commercial use. Many of these will be investors without ties to the local community who will land large condominium complexes in areas like Citrus Avenue, the street that runs adjacent to the Citrus Marketplace.

Just as it happened last year in the debate over the proposed Northgate School District, it seems likely that invective will flow freely in both directions. Those who oppose new nearby building may be tarred as NIMBYs or elitists, while those in favor of such structure will be told they are ruining the character of the neighborhood. In reality, the world changes – additional housing is likely needed, but it could fit the character of the existing townhouses in Citrus Walk, rather than being gargantuan townhomes or tiny boxes of apartment/condominiums. Developers who plan on changing Walnut Creek in order to land enormous revenues should be required to share a greater portion of those revenues than they might otherwise prefer, as future residents may strain school capacities and contribute to the pollution and frustration endemic to the commute on Ygnacio. I'm not saying I favor one particular path, but I would like our neighborhood to have a say in where the future takes us.

What would you like to see happen in the future in areas with housing potential in the Woodlands? The last time I asked that question, a few months ago, the result was that we got feedback from exactly two people – a disappointing apathy for what comes next.



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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

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

**THANK YOU
WOODLANDS
FOR YOUR SUPPORT
OF THE SLOW DOWN
WOODLANDS CAMPAIGN**

Woodlands Association Board of Directors

Bill Gilmyers ~ *President*
Erik Ehlers ~ *Vice President*
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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, June 2nd
Saturday, July 7th

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

Woodlands residents
are encouraged to
attend board meetings.

Woodlands Wildlife – Rodent Control

By Susan Pfau

One of the primary reasons why my husband and I wanted to live in the Woodlands was the incredible access to open space and wildlife. After all, we are the Woodlands! I am particularly fond of raptors also known as birds of prey. When I see the Red-Tailed Hawks in the sky, on a post or perched in a tree, my face literally lights up. We're so lucky, aren't we?

However, as many of us have experienced, even though we may love and/or appreciate our wildlife, there are certain critters that may cause havoc in our yards and homes. There are several species that fit this bill (stay tuned for future articles), but the focus of this article is on two rodents – rats and mice.

Did you know (of course you do, you're smart!) that Red-Tailed Hawks, Barn Owls, Great-Horned Owls, Kites and Kestrels (common raptors in our neighborhood) are skilled assassins? There are no better predators than these flying ninjas to control rodent populations. Now, let's be honest, rattlesnakes, foxes, opossums, skunks, bobcats and raccoons are helpful with rodent control as well, but we'll save them for future articles.



First, let's be clear about one thing. You can exterminate many rats and mice, but you will never really eradicate them because there will always be more to take their place. They are prey animals, which means they are on the bottom of the food chain, therefore prolific breeders.

Sadly, some of us have a habit of using rodenticides, other poisons and glue traps to exterminate rodents, thinking we're just getting rid of the problem. What we may not think about is the use of these types of products is extremely cruel and not very effective. These products cause miserable, torturous, often long drawn out deaths for these animals along with harming and/or inadvertently killing their natural predators not to mention family pets and other mammals/birds.

For example, bait boxes aggravate the problem because the poison kills rodents slowly which makes them weak and easier prey for predators, hence causing harm/death to the very helpful predator. Keep in mind that rodents are attracted to bait, so that means even more rodents will come into an area that has bait traps. Glue traps often capture unintended victims like song birds, snakes and lizards and even if rodents are caught, it is absolutely one of the most horrendous agonizing deaths possible. Just imagine what an animal goes through if limb(s), fur, their face is stuck for hours, days. Please have a kind heart and not use these methods or allow your pest control company to use them either.

(Continued on Pg. 4)

SCHOOL NEWS

VALLE VERDE ELEMENTARY

JUNE

- 1st Perkins Viking Rewards: Quiznos luncheon with Mrs.
- 7th Fifth Grade promotion and party
- 7th Last Day of School; All TK/K students are early friends and are dismissed at 11:15am and Grades 1-5 are dismissed at 12:30pm
- 7th 5th Grade Promotion Party

FOOTHILL MIDDLE SCHOOL

June 01

- ONE LUNCH
- Field Trip- 8th Graders to Six Flags

June 04

- Spirit Day- Meme and Vine Day
- Staff vs. Student Softball Game 1pm-1:40pm
- Yearbook Distribution 2pm

June 05

- ONE LUNCH - 11:44-12:14pm
- Meet all Periods 1-7
- Yearbook Distribution 2pm

June 06

- ONE LUNCH - 11:44-12:14pm
- Meet all Periods 1-7

June 07

- ONE LUNCH - 11:44-12:14pm
- Meet all Periods 1-7



NORTHGATE HIGH SCHOOL

Friday, June 1

7:00pm Improv Team Show

Saturday, June 2

7:00pm Senior Ball

Sunday, June 3

4:00pm Baccalaureate, Time of Reflection

4:00pm Northgate HS Baccalaureate

Tuesday, June 5

7:00pm Graduation

Wednesday, June 6

6:00pm NIMB Board Meeting

Thursday, June 7

Last Day of school!

Wednesday, June 27

Athletic Physicals (time is TBD)



Woodlands Wildlife (Continued from Pg. 3)

The best and most effective action to keep them out of your home and garage is to keep things tidy and clean. Remove debris, trash, pick up fallen fruit, remove ivy from building structures, secure your garbage bins and most importantly remove any source or potential source of food and water that would attract them like pet food, bird seed, kids' snacks, even little tiny bread crumbs!



To prevent rats and mice from getting into your house, you should seal any openings that are a half an inch or larger around the outside of your home with material that can't be gnawed through (metal, concrete, etc.) Check those screen doors and cracks!

Believe it or not, snap traps when used properly, are the quickest and most humane way to exterminate rodents. They should only be used indoors however because if used outside, there is a chance of unintended victims.

With a little research, you will find several resources (i.e. wildlife organizations like the Lindsay Wildlife Hospital or WildCare, California Fish & Wildlife, natural exclusion services, etc.) to help you make more humane choices in tackling your rodent problem and any other critter issues you may have.

However, it's important to keep in mind that we live where we live (I should hope) because we truly appreciate and embrace our local wildlife, so let's do our best to live with each other as best as we can.

This Month at the Cabana Club

The Woodlands Cabana Club is officially open! Summer is finally here! The pool opened May 12. (At the time of writing, this has not happened yet, but we will fill you in on all the festivities in next month's snippet!) In the meantime, please note our summer hours:

Weekdays
4:00 PM - 7:00 PM middle pool only

July 19 - Closed at 4:00 PM until July 23 for Invitational

Weekends/Memorial Day
12:00 PM - 6:00 PM

July 24 - 12:00 PM - 8:00 PM

Thursday, June 7th
1:00PM - 4:00PM

August 16 - September 9
Weekdays
4:00 PM - 7:00 PM

June 8 to August 15
Every Day
12:00 PM - 8:00 PM

Weekends/Labor Day
12:00 PM - 6:00 PM

July 4 - 11:30 AM - 5:00 PM

September 15 - September 30
Weekends Only*
1:00 - 6:00 PM

VALLE VERDE ELEMENTARY SCHOOL NEEDS YOUR HELP

Dear Community Members:

Over this school year, Valle Verde Elementary School Principal Mignon Perkins and members of the VVE community have been meeting with Mount Diablo School District leadership to develop a plan to revitalize our playing field and track. Irrigation work and track repair is already underway. However, the majority of the field overhaul will take place during the summer months when students are not on campus.

On June 10th, this work to rehabilitate and restore the field at Valle Verde Elementary School will begin. It is absolutely vital that the area be untouched during the process!

Please adhere to the signage and barriers. Dog owners: a list of alternative off leash locations can be found here:

https://www.yelp.com/search?cflt=dog_parks&find_loc=Walnut+Creek%2C+CA

Please help us ensure that our community's children have a safe and healthy field for the new school year... and beyond!

The Valle Verde Elementary School Field Committee

Bill Gilmyers Statement of Interest- President

I've lived in the Woodlands for just over six years and have served on the Woodlands Association Board for five, the last two as president. I feel very strongly about our neighborhood and am eager to continue to help maintain and enhance the quality of life we all enjoy here. Thank you for your consideration.

Woodlands Association Seeks Secretary



Looking to get involved in your community?

Joining the Woodlands Association Board is a great way to do just that. We're currently looking for someone for our Secretary position. Duties include taking minutes at our monthly Board meeting, distributing them for review by other members or the Board, and posting approved minutes to the website. Time commitment is approximately 1 hour per month, plus attendance at our monthly meeting.

This is a great way to get engaged with the community, meet your neighbors and help us have an impact on those issues that are most important to those of us who live in the Woodlands.

To find out more, email us at woodlandswalnutcreek@gmail.com or come by one of our monthly board meetings on Saturday, July 7th or August 4th, at 8 a.m. at Denica's.

BYLAWS UPDATE 2

By Jared Asch

As a reminder to our notice, published in April, voting on the proposed bylaw changes will take place, coinciding with officer elections on Saturday, July 7, 2018 at 8 a.m. at Denica's. If you'd like to view a copy of the proposed changes please visit us at www.woodlandsassn.org

WOODLANDS 2018 BOARD ELECTIONS

Woodlands Board elections take place this month for the President and Secretary positions, for a voluntary two-year term beginning August 1, 2018. Bill Gilmyers current President, is running for re-election to that role.

All Woodlands residents are members of the Woodlands Association, each residence is allowed two votes, and all voters must be 18 years or older.

Please complete the ballot below and send to: **Woodlands Association, P.O. Box 31085, Walnut Creek, CA 94598 by July 10, 2018**. Results of the election will be published in the August newsletter.

Ballot for open Woodlands Board positions:

President

----- Bill Gilmyers

----- Other -----
(Print Name Here)

Secretary

----- Other -----
(Print Name Here)

Submitted by -----

Address -----

Telephone No -----

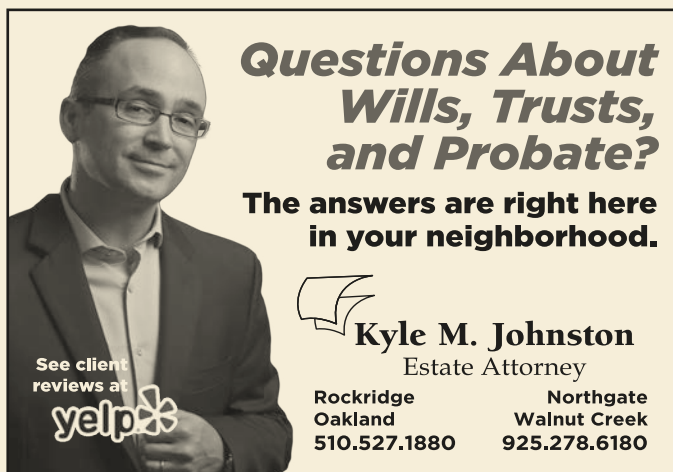
(Signed) -----

Please include your contact information in case we have any questions. If you have any questions, please contact the Board via e-mail at woodlandswalnutcreek@gmail.com and provide a contact number.

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Questions About Wills, Trusts, and Probate?

The answers are right here in your neighborhood.

Kyle M. Johnston
Estate Attorney

See client reviews at 

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
June 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.



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See the virtual tour at www.3408Sugarberry.com

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

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Cal BRE # 01774754

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Sparta Taekwondo

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Here is a **special offer** for all Woodlands residents! Join now for only \$19.95*
(includes a free uniform & 2 weeks of unlimited classes!)

Lock in lower rates before we move to the Shadelands Sportsplex!

NOW is the time to join BEFORE the expected increase in enrollment.

Start Now!

We are headed back to Walnut Creek in Fall of 2018 –
Shadelands Sportsplex

BENEFITS FOR CHILDREN

- ❖ Helps Instill Discipline & Respect
- ❖ Develop Self-Confidence
- ❖ Build Self-Esteem
- ❖ Increase Focus & Attention
- ❖ Learn to Set & Achieve Goals
- ❖ Improve Coordination

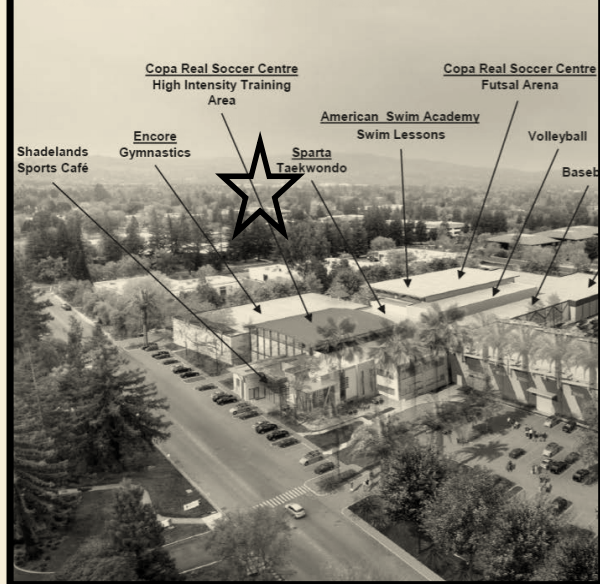
BENEFITS FOR TEENS & ADULTS

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- ❖ Cardiovascular Improvement
- ❖ Weight Control
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- ❖ All Level & Abilities Are Welcome
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For more information, contact Maria Uy at (925) 938-5300 or muy@spartatkd.com

**Dayna Wilson**

925-788-6582

BRE # 0178128

Dayna Wilson Real Estate Team

We're both Woodlands Neighbors!

925.788.6582

Dayna@Day-RealEstate.com

KELLERWILLIAMS.

**Valerie Epting**

925-324-4551

BRE # 0202037



Proud to present...

913 Cheyenne Dr., Walnut Creek

Asking \$ 1,039,000.

Welcome home! Enter this 3 bedroom, 2 bath, 2,013 sf home is the one you've been searching for. Foyer flows into the living and dining rooms with soaring, vaulted ceilings. Mt. Diablo view out your front door. Lots of windows, skylights to enjoy abundant natural light. Family room offers a gas stone fireplace and built-ins for displaying your treasures and books. Bright, remodeled eat-in kitchen overlooks vegetable garden and backyard. Relax in expanded master suite with three large closets, expanded bathroom, including jetted tub, double sinks, large picture window. Bamboo flooring. Inside laundry. Metal tile roof. Entertainers' backyard with patio, solar pool and lawn. Walk/bike to top rated schools including Northgate H.S. Whole Foods, The Orchards, nearby trails and parks, library, John Muir Hospital are all within 5 minutes.

Ygnacio Hills II tri-level beauty has it all. The 4 bedroom, 2.5 bath, home built in 1974 offers 2,123 sf of gracious living space. Kitchen remodel was completed in 2009 offering GE Monogram appliances, double ovens, granite counters, gas range & glass tile back splash. An entertainer's delight with spacious living, dining & kitchen all open with soaring ceiling & fireplace on the main level. A few steps leads to your family room and laundry room with a half bath. Upstairs you will find the 2 remodeled bathrooms, 3 bedrooms plus master suite, including walk-in closet, high ceiling, lots of light. New carpet, paint, closet doors and more. Low Maintenance landscape with flagstone back patio. Close to bike path, hiking trails shopping and minutes to BART Station and freeway.



Proud to present...

3542 Windmill Way, Concord

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Ask us about our other "Coming Soon" properties! Who's next...?



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Renee and Scott learned the truths about owning a home and investing in real estate when they were youngsters and new to the business. Now, they bring to the process an adult lifetime of relevant study and knowledge of real estate, pricing, marketing, negotiating, and reviewing the documents of a sale and purchase. They bring the experience of countless escrows past. They offer a seasoned temperament annealed in the heat of time. Through it all, they've preserved an elegance of style. They counsel and serve clients throughout the San Francisco Bay Area but "home court" is the East Bay, mostly Contra Costa, Alameda and Solano Counties. They're associated with Better Homes & Gardens Real Estate, an internationally renowned real estate firm. It offers the benefits of large family connections, state of the art technology, moment to moment trend analysis, and a range of financing advice. It's a marriage of experience and technology. And it makes for a winning relationship with and for their clients.

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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

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3275 Peachwillow Lane



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of

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Gotta love an END-unit for the extra privacy & windows!
Also, the limited supply of END-units means better
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Pool, greenbelt, extra guest parking...it's right there!!!
Trails, Golf, JMH, BART, Heather Farm Park...so close!***

- ❖ Two bedrooms...Two bathrooms
- ❖ The master suite has a vaulted ceiling & walk-in closet
- ❖ The guest bedroom is adjacent to a full bathroom
- ❖ Large eat-in kitchen with pantry...Refrigerator included
- ❖ Traditional foyer leads to formal dining
- ❖ Grand living room with fireplace and vaulted ceiling
- ❖ Double-space garage plus extra-long driveway
- ❖ Newer heater, A/C, garage roll-up door, water heater!!!
- ❖ Popcorn ceiling removed...recent interior paint
- ❖ Nearly 1300 square feet (according to public record)
- ❖ List Price: \$735,000 ...SOLD for \$765,000

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

*All information is deemed reliable but is not guaranteed (051018) — CalBRE No.00852237

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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](https://twitter.com/Roadmap4College)

A Roadmap for College

Audrey Slaughter College & Career Advisor
(925) 207-5884 | Audrey@ARoadmapforCollege.com

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Give your child an academic advantage in school and beyond!

Kumon helps your child become a better learner:

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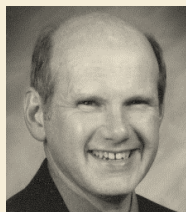
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