

The Woodlands



Keeping You Informed For 50 Years

August 2018

Board Election Results and State of the Woodlands Union

By Bill Gilmyers

Results are in for this year's Woodlands Board and this seems like a good opportunity to share some of the projects that the Woodlands Association is working on in 2018. First, the election results. For President, some guy named Bill Gilmyers, running unopposed, received 7 votes and has been re-elected as President of the Association. Thanks to those of you who took the time to mail in a ballot. The Secretary position, currently vacant, had no candidates and received no votes, write-in or otherwise. This is typical of Association elections in recent years, and we've added new members to the team by reaching out to the neighborhood and soliciting volunteers.

Fortunately, we've been able to find a great group of people to help serve, and I'm very pleased with the team we currently have in place. As noted above, we do have one vacancy in our Secretary position, but have a strong candidate in mind to join us and hope to make an announcement in one of our next newsletters. For reasons of space and brevity I'll not note all the current Board members here, but please look at the masthead and, if you see a name you recognize, thank that person for giving their time to the neighborhood. Everyone on the Board volunteers their time, while also managing jobs, families and otherwise busy lives.

And we are working on a lot of projects right now. One of these is to update the Association bylaws, which have been the same since the neighborhood was built back in the 1960's. According to the current bylaws every house in the neighborhood owes the Association \$2.50 in annual dues, an outdated levy we vote once a year to waive. There are other examples of outdated policies and procedures, including the need to mail in a physical ballot to vote for Board members, and the new bylaws will address some of these anachronisms.

As you've probably seen, we've been working hard to address neighborhood concerns regarding speeding, working with the city, the police, and launching the #slowdownwoodlands awareness campaign. We're also preparing to address the new housing proposed at Citrus Courtyard, soliciting feedback on the project from the neighborhood and working with the city to make sure your voices are heard. We're also in the process of setting up a community meeting this fall with representatives from the police department, to give you the opportunity to express concerns on whatever issues you think are important- speeding, property crime, changing laws and regulations.

(Continued on Pg. 6)



In This Issue...

Board Election Results	1
4th of July Activities	3
School News	4
Cabana Club	5
Ice Cream Social	5
RECIPE: Quinoa Arugula	7
Advertiser Contents	8

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

**DO YOU KNOW BE KIND
TO HUMANKIND IS
AUGUST 25-31?
DO YOUR PART
TO BE KIND!**

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, August 4th

Saturday, September 1st

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

Woodlands residents
are encouraged to
attend board meetings.

Fourth of July Activities in the Woodlands a Big Hit

By Bill Gilmyers

When people think of annual traditions, their thoughts turn naturally to the holidays and all the joy and fun they can share with the friends and family. In the Woodlands however, it's the 4th of July festivities that really stand out. From the neighborhood parade to the party at the Cabana club to watching the fireworks from the Ygnacio Canal Trail, there's a little something for everyone.

This year was no different. Easy ups and chairs started showing up at the Cabana Club the day before, with everyone getting ready for a day of food and sunshine. The beginning of the parade route was crowded well before the 'hood' started rolling, with neighbors scattered along the route cheering and tossing lollipops. Patriotic music blared from the big speakers at the corner of Citrus and Candleberry, and it was time to march, bike and wave the flag celebrating our nation's independence.



The parade was led by a firetruck, sirens blaring, with the onlookers cheering the firefighters, more appreciated than ever given this month's fires in the area. A collection of classic cars followed, backed up by the neighborhood float boasting red white and blue balloons, lots of flags and 'USA' painted prominently on the front. Marchers, walkers, bikers and scooters fell in behind the progression, moving up Candleberry, Citrus and Dogwood before 'hittin' da Club'- the Cabana Club that is.



The party at the Cabana Club was great as always, with its Board and a team of volunteers going all out to show the neighborhood a good time. Many brought food and beverages of their own, but a food truck featuring Mexican specialties and a stand for gelato made sure no one went hungry. Pizza and a new snack bar helped fill up the stomachs of anyone who needed a bit more.

The party broke up around four, with neighborhood residents scattering for a few hours to catch their breath and perhaps grab a healthy snack to balance all the delicious junk food from earlier in the day. Some, though definitely not the author, may have gone down for a brief nap, though this is unconfirmed. Around 8:30 the truly adventurous began stirring once again, heading up to the foot of the open space on the canal trail at the end of Rock Oak Rd.

It was a delightful gathering with children running around with glow sticks while their parents quietly chatted, some beginning to prepare for a return to work the next day while the smarter among them could enjoy the quiet satisfaction of having decided to take the next day off. Soon the sky began to fill with the light of fireworks displays across the East Bay, from Moraga to Antioch.

And then, in a literal flash, it was over, the fireworks done and the sounds of oohs and ahhs replaced by quiet clanking of folding chairs being thrown into hatchbacks and the soft rustle of the youngest fading off to sleep in the arms of a parent. The holiday season is wonderful and will be here soon enough. In the Woodlands, there's no day that means as much to our community as the Fourth of July.

SCHOOL NEWS

VALLE VERDE ELEMENTARY

AUGUST

6th Kindergarten Screening (9-12:30 in the C pod)
10th Drive Through Packet Pick Up (7-9am and 5-6:30pm in the Bus circle)
14th Walk Through Registration (10-noon and 5-6:30pm on the campus)
15th TK and K students meet their teachers (10-11am in the classrooms)
16th First day of School!!
21st Back To School Night~ Grades TK-2; 6:30-7:15; Grades 3-5; 7:15-8:00

Friday, August 10

» 2:30pm
9th Grade Address Verification Window
8:00am
9th Grade Resident Verification Window

Saturday, August 11

Football Scrimmage @ American Canyon

Monday, August 13

Teacher In-Service Days
Fall Sports Tryouts Begin

FOOTHILL

Thursday, August 9

1:00pm - Foothill
Walk-Thru

Friday, August 10

9:00am - Foothill
Griffin Tour for
incoming 6th
Graders ~ MU
11:15am - Foothill Griffin Tour for NEW to Foothill 7th or 8th graders ~ MU



Thursday, August 16

8:00am - First Day of 2018-2019 School Year

Monday, August 20

8:00am - Fall Pictures- Creative Imaging

Tuesday, August 21

8:00am - Fall Pictures- Creative Imaging

Wednesday, August 22

7:00pm - Back-to-School Night

Tuesday, August 14

Teacher In-Service Days
8:00am
Link Crew Training
7:00pm
NIMB Meeting

Wednesday, August 15

Teacher In-Service Days
1:00pm
Link Crew Training
7:00am
Walk Thru Registration

Thursday, August 16

BRONCO DAY- 1st Day of School

Friday, August 17

Welcome Back Lunchtime Rally
5:00pm
Football vs Hercules 5pm

Saturday, August 18

Football Golf Tournament

NORTHGATE

Thursday, August 2 –

Sunday, August 5

8:00am

9th Grade Address
Verification Window



Monday, August 6

9th Grade Address Verification Window
Girls VB Tryouts begin

Tuesday, August 21

7:00pm
Fall Coaches Meeting

Friday, August 24

5:00pm
Football @ Deer Valley

Friday, August 31

5:00pm
Football @ Santa Clarita Christian

Tuesday, August 7 – Thursday, August 9

9th Grade Address Verification Window

This Month at the Cabana Club

We loved seeing so many of our wonderful Woodlands Community at our 4th of July Celebration. What a great day of fun!

Swim School

Just a reminder that Woodlands Swim School offers private lessons for all ages and abilities and open to both members and non-members. Whether it is water safety for your youngest swimmer to perfecting strokes for seasoned athletes, WSS has a personalized approach to reaching your swim goals. For more information visit www.swimwoodlands.org/swim-school.

Invitational:

Woodlands will be hosting our 55th Invitational on July 21st and 22nd at our pool in Walnut Creek. This event is a memorable weekend full of competitive races with swimmers representing teams from Contra Costa County. We are excited for another great weekend full of champion sportsmanship.

Please note to pool will be closed starting July 19 at 4:00 PM until July 23 for Invitational and will reopen July 24 - 12:00 PM - 8:00 PM. RSM has graciously offered their pool to Cabana Club members during invitational.

See you at the pool!

Ice Cream Social

Dayna Wilson and Valerie Epting, both Woodlands residents and Realtors with Keller Williams Realty-East Bay, hosted the 1st Annual Summertime Ice Cream Social at our very own neighborhood park on Banyan Circle on July 3rd.

Many residents came by for a scoop of ice cream and a chat with their friends and neighbors. The ladies stopped counting attendance after 75+ neighbors turned up to join the fun. They offered a variety of ice cream flavors, many toppings, bubbles, star-spangled decorations and goodies for all.

"I really enjoyed introducing neighbors who had never met one another before. There was a good mix of younger families and those that are young at heart. Now they can greet each another by name. Many told us we should do it again next year," said Dayna. She went on to share, "In this fast-paced age, it's good to know there are people who still value building relationships. I sure do. For my family, knowing so many of our wonderful neighbors has made living here truly special. Not all neighborhoods have what we have." Dayna and Valerie look forward to gathering the neighborhood again next year to share some sweet treats,



DiBianca Grandchildren

(Continued on Pg. 6)

Election results (Continued from Pg. 1)

Last but certainly not least, wanted to call out the newsletter you are reading and the time and effort that goes into getting it to your doorstep each and every month. This is a team effort that starts with our Newsletter editor Susan Pfau, before being handed over to our distribution team led by Jen Zotti. All our articles are written by members of the board or volunteers from the community, and the content is supported by our advertisers. Please take a few minutes to thumb to the back of the newsletter and take a look at all those who give their money to support a document that is at once humble but whose purpose is lofty in serving as the glue that helps bind our neighborhood together as a community. I'd encourage you to find opportunities to support the businesses who make this newsletter possible and help make the Woodlands special.

I am reminded again and again how special a place the Woodlands is and how lucky we are to live here. Thanks to all who give their time, money and effort to make it so, be it through the Woodlands Association, the Cabana club, the PTA or any of the other volunteer led organizations that serve our community.

Ice Cream Social (Continued from Pg. 5)

relationships. I sure do. For my family, knowing so many of our wonderful neighbors has made living here truly special. Not all neighborhoods have what we have."



Photographed from left: Talia Epting, Ivy Epting, and Maia Ragni all enjoyed extra sprinkles on their ice cream sundaes.



Photographed from left: Woodlands friends and neighbors, Lois Mitchell and Mary Ann Dulac.

Dayna and Valerie look forward to gathering the neighborhood again next year to share some sweet treats, watch the little ones play, enjoy good conversation and community. Hoping everyone had a fabulous and safe 4th of July holiday!

Quinoa Arugula Salad

By Colleen O'Donnell

August can be unbearably hot, and this salad is a great make ahead dish that keeps extremely well. The batch below makes a lot, perfect for the next BBQ!

Dressing (this makes a lot, but the quinoa really soaks it up)

8 Tablespoons Extra Virgin Olive Oil

3 Tablespoons Sherry Vinegar

3 Tablespoons Fresh Lemon Juice

2 teaspoons Dijon mustard

2 teaspoons Smoked Paprika

1/2 teaspoon honey

Salt & Pepper to taste (start with 1 teaspoon of salt and

1/2 teaspoon pepper and go from there)

Combine all ingredients in a jar and shake to combine.

Salad

2 cups quinoa

12 mini cucumbers seeded and diced

8 carrots peeled and shredded

12 scallions, sliced thin

1 bunch parsley, minced

1 can Cannellini beans, drained and rinsed

4 cups arugula

Quinoa

1. Rinse and drain quinoa and add to a pot with 4 cups of water. Bring to a boil and simmer until liquid is absorbed-- about 10-15 minutes.

2. Once liquid is absorbed, turn off the heat and let stand for about 5 minutes.

3. Place quinoa in large bowl and pour some of the dressing over while quinoa is still hot.

Assemble Salad.

1. Once Quinoa is cool, add the chopped cucumbers, shredded carrots, sliced scallions, chopped parsley and beans. Stir to combine and add dressing (save a little for right before you serve it).

2. If serving right away, add the arugula and toss to combine. If serving later, add the arugula before you serve.

Adjust seasonings as needed.

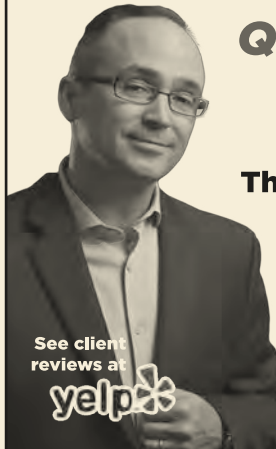
If it seems dry, just drizzle a little extra olive oil and lemon juice and toss.



ADVERTISING


Advertiser Contents

BELFAST PLUMBING	19
BRUCE LESSER - REALTOR	16
CITRUS MARKETPLACE	10
DAVID GALINDO - GARAGE SALE	17
DAYNA WILSON - REALTOR	13
DIAMOND TERRACE	19
GOLDEN PALM LANDSCAPE	8
KUMON - WALNUT CREEK NORTH	19
KYLE M. JOHNSTON - ESTATE ATTORNEY ...	8
MARC GRAVES - REALTOR	14, 20
MINUTEMAN PRESS PLEASANT HILL	20
PAUL'S HANDYMAN SERVICE	12
RENEE WAGNER - REALTOR	15, 20
ST. FRANCIS OF ASSISSI SCHOOL	12
STEVE HANSEN, J. ROCKCLIFF REALTORS ..	11
THE KOZAK TEAM - REALTOR	12
TISH KANAT - REALTOR	9
VALLE VERDE CHILDREN'S CTR	18
WOODLANDS CALL FOR AUTHORS	18



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

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

 **Kyle M. Johnston**
Estate Attorney

See client reviews at
yelp*

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
August 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.woodlandsasn.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



Tish Kanat

Woodlands Realtor & Neighbor



JUST SOLD! **3673 Citrus Avenue**

4 Bedrooms, 2.5 Bathrooms

2056 SF, 8624 Lot Size

SOLD \$935,000



NOW PENDING! **3676 Citrus Avenue**

4 Bedrooms, 2 Bathrooms

1990 SF, 9900 Lot Size

LISTED FOR \$945,000



TISH KANAT

REALTOR®

286.4401

tish@dudum.com

DRE# 00668240

DRE#01882902





NOB HILL
FOODS



Bank of America



BevMo!



CHASE

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!*

Four more recent sales by Steve in The Woodlands



Offered at \$979,000 | **SOLD FOR \$1,028,000**
111 Kelobra Ct., The Woodlands 4BR/2Bth, 1866 SF.
Staged, listed and sold by Steve. Sold on 3/16/2018



Offered at \$1,398,000 | **SOLD FOR \$1,460,000**
719 Mandarin Ln., The Woodlands 4BR/3Bth, 2,457 SF.
Staged, listed and sold by Steve. Sold on 4/2/2018



Offered at \$968,800 | **SOLD FOR \$1,020,000**
3428 Sugarberry Ln., The Woodlands 4BR/3Bth, 1811 SF.
Staged, listed and sold by Steve. Sold on 5/22/2018



Offered at \$989,000 | **SOLD FOR \$1,108,000**
3408 Sugarberry Ln., The Woodlands 4BR/2Bth, 1842 SF.
Staged, listed and sold by Steve. Sold on 6/12/2018

Thinking about a move? Make sure to include Steve Hansen 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 complementary, no obligation consultation and 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



Real Estate Today by Melanie Kozak

If you were buying or selling a home today, would you prefer working with an agent that offered high tech, high touch or both?

Most people today have smart phones, high speed internet and access to a wide variety of real estate websites providing lots of information to buyers and sellers. With this, it is no wonder that many people feel they have enough information to maneuver the process of buying or selling a home on their own or with brokerage discounters offering minimal service and advice for a reduced fee.

To me, this is reminiscent of the old adage about being penny wise but dollar foolish. Buying or selling a home is a very complicated process with substantial cost implications. You should not take short cuts or enter into this process without being fully prepared and without the assistance of a seasoned professional. There is tremendous liability involved for sellers and you also want to be sure to get the highest price. Buyers face a myriad of issues to investigate while deciding how to structure the most competitive offer on a property without paying more than they have to.

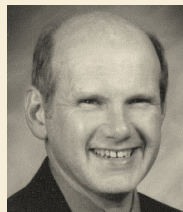
I am proud of all the technology I offer my clients to help them. I still don't ever lose sight of the personal touch that is needed to guide a buyer or seller to make their real estate dreams a reality.

If you or anyone you know might be thinking of buying or selling a home, please call me for a personal, confidential and complimentary consultation on all the ways to make the process as seamless and painless as possible.

I have a proven multi-faceted marketing plan for sellers and pages of strategies for buyers about how to structure the best offer on a home without overpaying for it and to compete with cash buyers without having all cash.



Melanie Kozak, Broker Associate
Alain Pinel Realtors
925-330-0624 BRE# 00766979
www.thekozakteam.com
mkozak247@gmail.com



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



ST. FRANCIS OF ASSISI SCHOOL APPLY NOW FOR THE 2018/19 SCHOOL YEAR

Designed for children turning age 4 by September 1st

Half Day: 8am-12:15pm • Full Day: 8am-2:45pm

****Extended care available from 7am-6pm****

PROGRAM GOALS:

- Provide a well-rounded program to address the needs of children
- Seek a school - home partnership
- Promote social, emotional, intellectual, physical and spiritual growth
- Enrich Faith Formation
- Help prepare for Kindergarten & beyond!

ACTIVITIES INCLUDE:

- Circle Time
- Workshops
- Prayers and songs
- Math readiness
- Language Arts
- Creative expression
- PE and motor perception
- Computer Time
- Music
- Spanish
- Library



HOW TO APPLY:

- Applications available on line or at school office.
- Return application with: birth certificate, baptismal certificate (if applicable) and registration fee.
- Rolling applications throughout the school year

**VISIT SFACONCORD.ORG OR CALL
925-682-5414 FOR MORE INFORMATION.**

**Dayna Wilson**

925-788-6582

DRE # 0178128

Dayna Wilson Real Estate

Not only Realtors, also your
Woodlands Neighbors!

925.788.6582

Dayna@Day-RealEstate.com**Valerie Epting**

925-324-4551

DRE # 0202037

Dayna Wilson Real Estate proudly present...

795 Farm Hill Court, Walnut Creek



Beautiful Northgate home in the popular Walnut Greens neighborhood. You are welcomed into the spacious and light filled living room with soaring ceilings, skylights and fireplace. The tastefully remodeled kitchen has sight lines to the whole lower level. It offers sparkling granite counters, plenty of custom cabinetry and a large breakfast bar. Enjoy movie nights with 7.1 surround sound in family room. Up the curving staircase you'll discover 3 bedrooms, plus a bonus room/office with it's own deck! The stunning master suite boasts a high ceiling and sitting area, walk-in closet and Elf closet organizers. The luxurious touches in the master bathroom include heated floors, and large shower with 2 shower heads, double sinks. Dual pane windows throughout. New carpet, fresh paint in bedrooms. The washer/dryer is conveniently located upstairs. Backyard is an entertainer's delight. Tank less H2O heater, newer heater. Shear walls/foundation bolted for earthquake safety. HOA offers pool, RV parking for low fee, greenbelt. Walk/ride to top-rated schools. Close to bike path, The Orchards, Whole Foods, parks, library. A must see!

Call to preview. Price upon request.

Hire the team so many others have trusted to sell their home.

Top 10 in Walnut Creek, year after year. Call to receive monthly eNewsletter.

COURTYARD REALTY
FINE HOMES & ESTATES



Welcome

5350 Sonoma Dr. Pleasanton

SOLD
Over Asking for
\$1,242,800



4 BEDROOMS / 2 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



RENEE & SCOTT
WAGNER
REALTORS®



**MAKE THE
RIGHT MOVE**



**5-STAR
PREMIER AGENT**
★★★★★

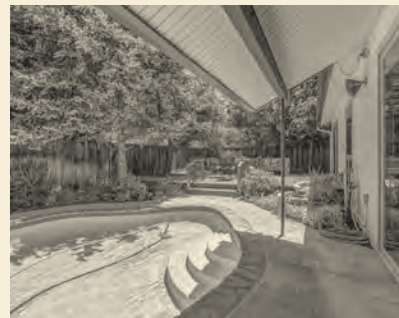


FEATURED PROPERTY:

**632 Wintergreen Lane,
Walnut Creek**

Elegant rancher with wonderful floor plan!

Sold \$993,000



3 Bedrooms | 2 Bathrooms | 1,856 SF Home | 8,633 SF Lot
Living Room w/ Fireplace, Newly Remodeled Bathrooms, Central
A/C, Dual Pane Windows, Solar System, Pool with Built-in Spa,
New Pool Heater, Backyard with Large Deck & Mature Landscaping
including Lawn, Fruit Trees & Florals.

925.250.5440

YourHomeProfessional@gmail.com

www.ReneeAndScott.com

DRE# 01292997 & 02001457



RELIANCE
PARTNERS



BRUCE LESSER

of

RE/MAX Accord

Selling Walnut Creek Real Estate for 35 years



3185 WALNUT BOULEVARD
Walnut Creek, CA. 94596



Bruce Lesser

REALTOR®

925-788-6020



**RE/MAX
ACCORD**

Each Office Independently Owned & Operated

800 S. Broadway, Suite 100
Walnut Creek, CA 94596

***Investor/Owner offering this property at a discount
before proceeding with a major remodel.
This limited time offer is a huge opportunity,
especially for owner-occupant - Offer deadline is soon!
Single-story living with potential downstairs apartment?
This property is absolutely move-in condition!!!***

- ❖ 5 bedrooms and 3 full bathrooms
- ❖ One bedroom is actually an office w/ future wine cellar?
- ❖ Master bedroom features newly configured walk-in closet
- ❖ Dramatic ceilings in living/family room & formal dining
- ❖ Kitchen is spotless, though plans to double its size
- ❖ Huge laundry room ready for "a redesign"
- ❖ Likely the biggest pool and outdoor living area for the \$\$\$
- ❖ Over ½ acre of country living, yet minutes to town!
- ❖ Massive circular driveway (plans for dual gated entrance)
- ❖ Built 1961 & 3000+ sqft. of living space (per public records)
- ❖ **"TLC pricing" ... \$1,289,000 (fixed-up...\$1.6million+/-)**

Woodlands Annual Garage Sale

Sunday, October 7, 2018

A map of the neighborhood, identifying the locations of those who are participating in the garage sale is created to aid buyers to find your homes. Maps will be provided to the participants to hand out to buyers. To get on the map you need to register. You may still participate without registering.

Starting on Tuesday, September 4th
call 945 - 4575 To Register
Please do not call prior to this date

Registration Ends Sunday,
September 30th

*When you call, please leave (1) your name, (2) home phone number, (3) address, & (4) a brief description of the items for sale.
 You will receive a call back to confirm the information within a few days.*

*Garage sale hours are advertised as 9:00 a.m. to 3:00 p.m.
You can open and close your garage whenever you wish.*

**Because of the details involved in setting up this event,
 Please Call No Later Than 6:00 p.m., Sunday, September 30th**



David Galindo CRS
Jan Williams GRI, CRS
J. Rockcliff Realtors
 1700 North Main Street
 Walnut Creek, Ca 94596
 (925) 945-4575

BRE License # 00674809, 00862023

Help your Editor out!

Submit an article for the
Woodlands Association
Newsletter!

Topic ideas:

- Gardening
- Home improvement tips
- "Meet your Neighbor" profiles
- Local Restaurant Reviews
- Woodlands history



For consideration, please email
newsletter@woodlandsassn.org

Insert necessary disclaimer here:

*The Woodlands Association's
Board does not guarantee your
article will be published and will
edit content as needed.*

Thank you,
Your grateful Editor

Have other ideas? Share them with us!

VALLE VERDE CHILDREN'S CENTER

FALL REGISTRATION IS NOW AVAILABLE!

At Valle Verde Children's Center, we provide small and large group experiences and child-initiated activities that promote social, emotional, physical, language, and cognitive development, all in a fun and hands-on approach – the best way for your child to learn.

CONTACT US

VALLEVERDECHILDRENSCENTER.ORG
(925) 944-5255

VISIT US

3275 PEACHWILLOW LANE
WALNUT CREEK, CA 94598



- * TK & KINDERGARTEN PROGRAM
- * BEFORE & AFTER SCHOOL CARE
- * HOMEWORK HELP
- * SPORTS

- * COOKING
- * TECHNOLOGY
- * ARTS & CRAFTS
- * SCIENCE & ENGINEERING

HOURS OF OPERATION

MONDAY - FRIDAY
7 AM - 6 PM

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!



DIAMOND TERRACE

A 55+ RETIREMENT COMMUNITY

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

www.DiamondTerrace.net



INTERSTATE REALTY
MANAGEMENT CO.
www.irmmanagement.com

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

Installations – Repairs

Toilets • Faucets • Water heaters
Garbage disposals • Clogged drains

Belfast Plumbing

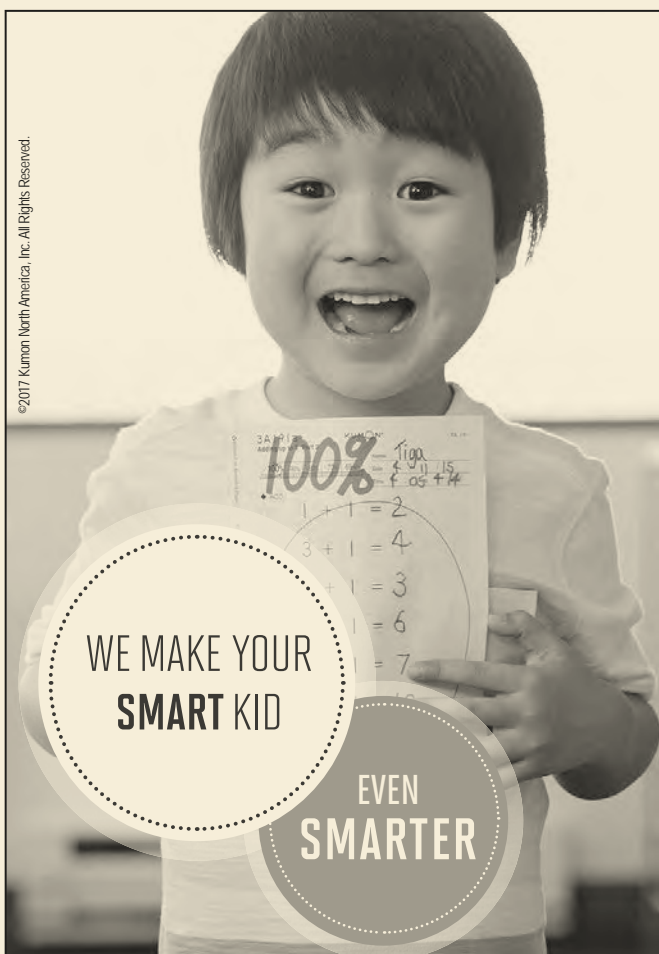
Credit Cards accepted: Visa, MasterCard, Discover

(925) 457-5423
www.belfastplumbing.com

License: 906211



©2017 Kumon North America, Inc. All Rights Reserved.



WE MAKE YOUR
SMART KID

EVEN
SMARTER

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+

KUMON®

PROMOTION

RUBBER STAMPS

AUGUST

Expires 8/31

Don't Wait - Order Now!

FIND OUT ABOUT OUR RUBBER STAMPS AND MORE*

*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



5350 Sonoma Dr. Pleasanton

SOLD
Over Asking for
\$1,242,800



4 BEDROOMS / 2 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



FIVE STAR
REAL ESTATE AGENT
Marc Graves

Multi-Year Winner



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

DRE# 01292997 & 02001457



5-STAR
PREMIER AGENT



BETTER
HOMES
AND GARDENS
REAL ESTATE

RELIANCE
PARTNERS

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

To: