

# The Woodlands

Keeping You Informed For 50 Years

October 2018

## CITY COUNCIL CANDIDATE EVENT – SATURDAY, OCTOBER 20<sup>TH</sup>!

The Woodlands Association has invited the five candidates running for city council to join us for a meet and greet and introductory session. There are two seats open and currently five candidates running. Candidates for Mt. Diablo School Board elections and other local offices will be invited as well.

**When: Saturday, October 20<sup>th</sup> 9:30 – 11 a.m.**

**Where: The Amphitheater at the Orchards Shopping Center**

**This is a family and pet friendly meet and greet. Candidates will mix and mingle and make brief remarks starting at 10 a.m. and will stay for Q&A.**

Coffee will be served.

### Directions:

From the Woodlands, walk down Citrus Avenue to Oak Grove Road and cross the street. The amphitheater is located near the blue playground area (closest cross street is Shadelands Drive). If traveling by car enter the Orchards off of Shadelands Drive and it will be on your left.

For information about the candidates, please visit the following links:

- |                            |   |
|----------------------------|---|
| • Councilwoman Cindy Silva | <a href="http://www.cindysilva.org">http://www.cindysilva.org</a>               |
| • Matt Francois            | <a href="https://www.matt4walnutcreek.org">https://www.matt4walnutcreek.org</a> |
| • Iman Novin:              | <a href="http://www.novin2018.com">http://www.novin2018.com</a>                 |
| • Spencer Dress            | <a href="https://spencerdress.com">https://spencerdress.com</a>                 |
| • Rebecca Byrd             | (no Web page available at time of print)  |



Mark Your Calendar!

**SATURDAY OCTOBER 27<sup>th</sup> 12-4pm**

**VALLE VERDE ANNUAL FALL CARNIVAL**

We will have lots of cool game booths, food, treats and fun!

Come support your local PTA in raising funds for our kids.  
This is a major fundraiser for our neighborhood school at  
**3275 Peachwillow Lane.**



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

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## 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

REMEMBER TO BE  
**EXTRA CAREFUL**  
DRIVING ON  
**HALLOWEEN NIGHT**  
AS TRICK-OR-TREATERS WILL  
BE OUT!

## Woodlands Association Board of Directors

Bill Gilmyers ~ *President*  
Erik Ehlers ~ *Vice President*  
Pete Dinapoli ~ *Treasurer*  
Vacant ~ *Secretary*  
Jared Asch ~ *Members at Large*  
Todd McNeill ~ *Webmaster*  
Susan Pfau ~ *Newsletter Editor*

Jennifer Zotti ~ *Newsletter Distribution Manager*  
Ryan Park ~ *Intern*

## Upcoming Board Meetings

**8:00 - 9:00 a.m.**  
**Saturday, November 3<sup>rd</sup>**  
**Saturday, December 1<sup>st</sup>**

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

Woodlands residents  
are encouraged to  
attend board meetings.

## Police Town Hall Recap

By Susan Pfau

On September 19th the Woodlands Association sponsored a town hall with Walnut Creek Chief of Police (and Woodlands Resident) Tom Chaplin. Turnout was excellent, with 50 residents in attendance. Chief Chaplin also brought a range of representatives from his staff, including Captain Jay Hill, Lt. Joe Dunleavy, Detective Sgt. Andy Brown, Sergeant Ryan Hibbs, Sergeant Tony Mangini, Officer Gary Silva and Crime Analyst Lauren Gehring.



Chief Chaplain put together a great presentation that offered insight on how the Walnut Creek Police Department is made up, how it works, what programs they work on, what's new and what crime look likes in the City of Walnut Creek. He then took questions from the audience on issues ranging from speeding to property crime, in the Woodlands and Walnut Creek more broadly.

Here's the good news, overall Walnut Creek (and the Woodlands) is a very safe community. Thankfully violent crimes are at a minimum and WCPD wants to keep it that way. The drive home point of the night was that we're pretty safe in Walnut Creek, but our stuff is not. There are always thieves looking for ways to steal things so common sense applies. Lock your doors, keep your garages closed, quickly grab your delivered packages or ask delivery folks to place them in hidden areas, and don't have any valuables visible in your cars – ever.

After the Chief's presentation he opened the floor for questions and the number one issue (no surprise here) is speeding in our neighborhood. Also, no surprise is we know that it's our own Woodlands residents that are the regular offenders so what can we do beyond an education campaign (slow down signs, flyers)? If you know a regular speeding violator, you can let the WCPD know (license plate, home address) and they will send a letter to address the issue. Remember it is never safe to follow a speeding car, so if you happen to catch the same stoplight and are able to note the license great, but never put yourself or anyone else at risk. Safety is always first.

You may like to know that the Police Patrol for Walnut Creek is divided into four sectors. The Woodlands is part of Sector 3, Beat 32. Each sector has a Commander and of course patrol officers for the area.

**So where do we go from here? Bottom line is if you notice some suspicious activity and/or behavior, don't hesitate to call it in. The number to call is the Dispatch Center at 925-935-6400.** Make sure to program this number in your cell phones. Please do not call 9-1-1 unless it's an emergency. We are planning to work with the police department to arrange for regular updates/information to print in our newsletter as well.



Big thanks from the Woodlands Association Board to Chief Chaplin and his incredible team for taking the time to participate in our town hall. Also, Board member Jared Asch did a fantastic job organizing the event to make sure it was a big success. Finally, many thanks to all our Woodlands residents who attended the event. It was an engaged crowd who truly care about our special community.

So, if your neighbor leaves their garage door open, tell them. See kids' bikes sitting outside? Let them know. And please don't leave purses, laptops, phones, anything of value visible in your cars. These small steps will really help in reducing property thefts. Finally, if you see one of our police officers out there, take a moment to thank them for their service. We truly have an excellent police force on our side in this town.

## It's the Best Time of Year! Halloween!

By Todd McNeil

I love fall! It's such a wonderful season. The sight of the trees turning their rich autumn colors. The feel of the crisp, cool evenings that make it so pleasant to walk through the neighborhood. The sounds of the falling leaves rustling in the breeze. The smell of the rotting zombies creeping up in front lawns. Yep, it's time to bring the gravestones down from the attic and start carving those pumpkins. Halloween is right around the corner!

My friends and family know that I'm a Halloween fanatic. It's just a part of who I am, so much so that one friend bought me a mug that states "Halloween is my Christmas!" I drink from it with pride. My garage is filled with pretty mundane things: skulls and bones, bats and scarecrows, cauldrons and fog machines, huge spiders and their webs. Normal stuff everyone has in their garage, right? You can take me literally when I say I have skeletons in my closet.

Preparing our yard haunt is so much fun. Every year we try to come up with new props to scare and entertain. My daughter is now getting into the act, helping with the ideas, planning and construction of our haunt layout. It's fun to plan and explore these ideas as a family, and we always try to make our yard haunt a little more creepy each year. You know, for the kids.

And what a wonderful holiday it is for both children and adults. It's a friendly, neighborly holiday. And the Woodlands is a great neighborhood to celebrate Halloween, with our wide streets and well lighted sidewalks, welcoming neighbors, and lots and lots of kids. Plenty of parents are getting into the fun, too. And on Halloween night we get to admire all of the creativity with the costumes. Some are scary, some are cute, and some are really funny. The families that dress with a theme are some of the most entertaining.



More and more neighbors are joining the fun. I'm constantly amazed at some of the well decorated houses in the neighborhood. Much like during the Christmas season, my family and I roam the streets looking at all of the decorated houses, comparing them all, and noting which ones have the best jack-o-lanterns, and which ones are the scariest.

Halloween is a special holiday. If anything, the way we celebrate Halloween is as much a celebration of our neighborhood as anything else. What other holiday allows kids (and their parents) to run around freely, meet old (and new) friends, knock on neighbors' doors, say "Hi!", and briefly enjoy some friendly hospitality? There's really no other day like it.

And speaking of hospitality, I promise if you and your family visit my house, you won't get a rock, even if you're Charlie Brown. Just treats, even for the adults!

So scatter some gravestones around your front yard. Hang spiderwebs (preferably with spiders) around your house. Make that scarecrow...scary. Stock up on the candy loot for the kids (and the discerning adult). And most of all, have fun! It's a great holiday, and a great season.



## BART Housing Law

By Erik Ehlers



The typically inscrutable Jerry Brown is all that stands between a bill to allow BART to bypass local building reviews within a half mile of a station. The system, known for trains that would likely violate the Eighth Amendment's prohibition on cruel and unusual punishment, were they used as detention facilities, thanks to a bevy of human waste and a layer of grime coating every surface anywhere near the trains, will now branch out into housing policy. By the way, be aware that Assemblyman Tim Grayson, who represents the Woodlands, authored this legislation.

What the state Senate and Assembly were thinking seems to be that California needs to push forward with more housing options before all domiciles cost roughly the GDP of Argentina. However, by granting greater authority to BART, they are likely increasing the chances of multiple boondoggles exponentially. BART trains rarely run on time, are dirty, smelly and prone to breakdowns, but the BART board seems more focused on political grandstanding than improving the system, yet they stand to become the new Masters of the Universe when it comes to housing.

BART directors are loathe to take on declining ridership, likely exacerbated by the unwillingness to flatly declare that the system is not a rolling homeless shelter. They took tax money from outlying areas like Livermore and Brentwood for years, then took a stand to determine that these areas were not worthy of regular BART service. They allow their unions to run roughshod over the needs of riders. They are every negative impulse of San Francisco politics come to life – and now they're going to run housing policy in our fair city? This must be a cruel joke. BART's board has made it clear that many of them believe that they don't want more parking at suburban stations, they want everyone to walk or bike to BART stops, where their bikes will no doubt be stolen or they will live in fear of attacks that will likely result in no criminal charges.

We certainly need more housing – Walnut Creek is not only trying to build more housing stock, they are making sure that shipping container manufacturers worldwide know that their units have a home as your future home here in Walnut Creek. The Walnut Creek City Council opposed this power grab, as has our BART Director, Debora Allen, but we must all be aware of this potential loss of local control. If the large majority of the BART board is not subject to an election campaign in the suburbs, soon we'll all be living in ever more urban landscapes, with the attendant crime and traffic to match.





### **We need YOU on Community Service Day**

Join us on Saturday, Oct. 13 and help make our Community Service Day project a success!

We will be beautifying **Valle Verde Elementary's campus** by painting ball walls, weeding, picking up trash and spreading mulch to maintain the plants we put in last year. We can use many hands, so invite your friends and neighbors, too.

If you're interested in exploring other volunteer opportunities, this year's line-up features more than 50 half-day projects, including projects at many non-profits, nearly all public schools, at libraries, in our parks, gardens and creeks, and in the downtown.

For a list of projects and online registration, visit [www.walnut-creek.org/service](http://www.walnut-creek.org/service).

Do you like to take walks in the neighborhood?

Well, we have the gig for you!

**The Woodlands Association is looking for a new Block Captain!**



The Block Captain will deliver to 18 homes on Dogwood, Nutmeg, Candleberry and Citrus.

**If you're interested in volunteering, please contact Newsletter Distribution Manager Jennifer Zotti at [jennsta2000@yahoo.com](mailto:jennsta2000@yahoo.com).**

## California Fish Grill – Woodlands Restaurant Review

By Valerie Epting



The southern California based chain, California Fish Grill, recently opened in our very own backyard at the Orchards Shopping Center and people are lining up to get a taste of the newest casual-dining restaurant. I made three attempts to dine there, and it turns out Saturday night at 7:00PM offered the shortest wait time. There was just a five-minute wait to order, and our dinner was ready in less than 10 minutes, so I call that a success for a very new restaurant.

California Fish Grill offers sustainably-sourced seafood brought in from all over the world. The restaurant offers both wild-caught and farm-raised fish selections and is committed to working with certified sustainable fisheries and responsibly managed farms. Prices are reasonable, with entrée selections running \$8-15, and children's menu items all \$5 or less. I had dinner with my husband and two-and-a-half-year-old twin girls, and our total bill was around \$32. We skipped beverages other than water, but they have craft sodas, house-made seasonal juices, as well as beer and wine.



Indoor acoustics were a little challenging, so we opted for a seat on the patio, which was much quieter. I chose a couple of items from the menu to sample: the Ahi Poke Starter and a single Cajun Shrimp Taco, which were fresh, presented nicely, and tasted great. The portions were very generous, as well. My husband ordered the seared Ahi salad, and while he enjoyed it, felt the fish was a touch over-cooked and the salad greens were heavily dressed. And the twins...well... they mostly ate just the French fries portion of their shared Shrimp and Chips children's entrée, but they were excellent fries (and like any good parent I confirmed the quality of the fries). Overall the dining experience was very positive, and I was thoroughly impressed how well the establishment was operating on a busy Saturday night so soon after opening.



## SCHOOL NEWS



### VALLE VERDE

#### October

- 6 - "Break a Sweat for Education" 5K Run/Walk  
(Heather Farms Park)
- 13 - Community Service Day at Valle Verde  
(9am-1pm)



### FOOTHILL MIDDLE SCHOOL

#### October

- 1 - FMS- Soccer- Away Game Foothill vs. Sequoia
- 5 - Field Trip- ECK/ Lego Robotics
- 6 - FMS- Soccer- Away Game  
**FOOTHILL V. EL DORADO**
- 11 - Minimum Day- 12:30pm Dismissal
- 22 - FMS- Soccer- Playoffs TBA
- 29 - FMS- Soccer- Championship Games TBA



### NORTHGATE

#### October


- 1 - Winter Sports Parent Meeting
- 2 - Fall Concert II
- 3 - Choral Music Boosters Meeting
- 4 - Fall Concert III
- 5 - Improv Show #1
- 6 - PFC OctoberFest Fundraiser.  
NIMB Mattress Sale.  
XC Artichoke Invitational and Beach Party.
- 9 - Senior Picnic- Boomers  
NIMB Meeting
- 13 - Franklin Band Review  
PFC Campus Clean Up
- 20 - Dance Gala! Halloween Theme!  
Department Fundraiser  
Santa Cruz Band Review
- 24 - Threads Field Trip
- 25 - District Choir Festival TBD
- 27 - Fall Play Performance
- 28 - Fall Play Performance
- 29 - Winter Sports Practices Begin



# ADVERTISING


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## Advertising Rates & Sizes

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Size = height x width in inches

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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

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- 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.



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# ***The Annual Woodlands Garage Sale***

***Sunday, October 7, 2018***

*Enjoy the opportunity to meet new neighbors and re-acquaint yourself with old neighbors at the Woodlands Garage Sale !*

*If you would like to participate and did not get a chance to register for the map by the deadline, just open your garage door. There will be lots of buyers driving around the neighborhood.*

***Have A Good Time !***



***David Galindo CRS  
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- ❖ Gorgeous hardwood flooring & updated lighting
- ❖ Mud-room & laundry combo with pantry & quartz counter
- ❖ Major backyard improvements (pool, cottage, patio, etc.)
- ❖ Extra-Extra long driveway...over 50ft long
- ❖ **List price: \$1,350,000** "Qualified Buyers, call for a tour!"

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\*All information is deemed reliable but is not guaranteed (091018) — CalBRE No.00852237





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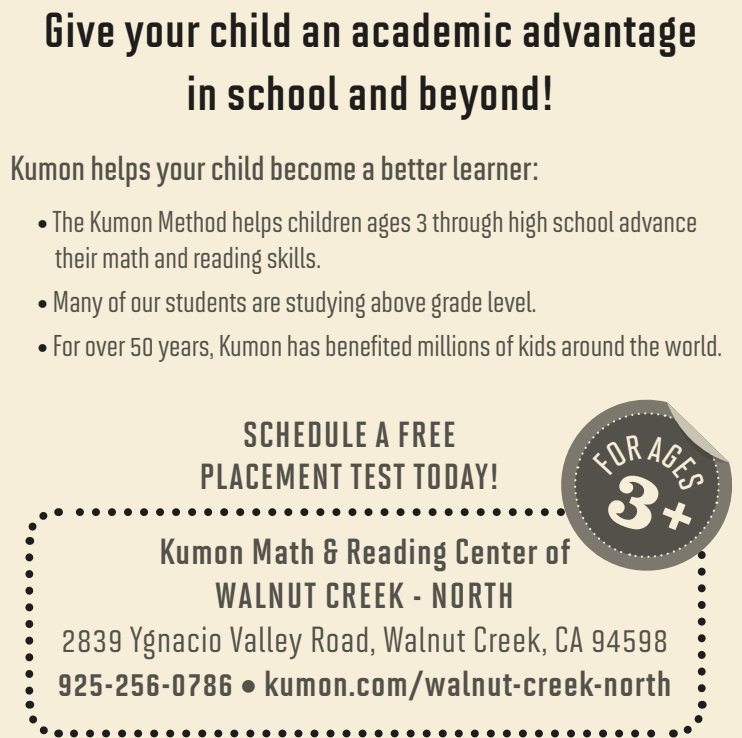
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## Real Estate Today by Melanie Kozak

**Have you ever heard the expression, "There is more than one way to skin a cat"?**

Well, I am not really talking about skinning a cat. I am an animal lover so that is the furthest thought from my mind. This phrase does have relevance in real estate however.

What happens when a buyer wants a home that is just out of their affordability reach or a seller gets a low offer because the buyer just doesn't have quite enough for the down payment and closing costs? Many other realtors would say you need to reduce your price to make it happen. If you don't have any other offers you might need to give this serious consideration.

There are other more cost-effective options. Special financing could be your answer. If the buyer was working with a lender that would allow you to buy down the interest rate and reduce the monthly payment for the buyer, this would almost certainly be better financially for both the buyer and the seller.

Another option is for the seller to cover a "Single Premium" payment for mortgage insurance if the buyer has less than 20% down payment. This will dramatically reduce the buyer's monthly payment and alternatively would cost much less for the seller if they looked at a price reduction only.

There are other options that I can share with you and explain more fully if we can connect live.

### **Bottom line:**

There are very viable options for buyers and sellers that are far more effective than just looking for a price reduction. Call me for more detailed information!



Melanie Kozak, Broker Associate  
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