

# **WOODLAKE SUN**

April 2025

A publication of Woodlake Homeowners Association.



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# **April in Bloom: A Month of Celebration, Renewal & Joy**

April is a month of renewal, with spring in full bloom and a variety of holidays bringing people together in celebration, reflection, and joy. From religious observances to cultural festivals and fun traditions, April 2025 is packed with meaningful days.

## Religious & Cultural Observances

Easter Sunday (April 20, 2025) – One of the most significant Christian holidays, Easter celebrates the resurrection of Jesus Christ. Many families observe the day with church services, festive meals, egg hunts, and the giving of Easter baskets. The week leading up to Easter, known as Holy Week, includes Good Friday (April 18) and Palm Sunday (April 13).

Passover (April 12–April 20, 2025) – A major Jewish holiday, Passover (Pesach) commemorates the Israelites' liberation from slavery in Egypt. Families gather for a Seder meal, reading from the Haggadah,

eating symbolic foods, and reflecting on themes of freedom and perseverance.

Ramadan Continues (March 1–April 1, 2025) – The Islamic holy month of fasting, prayer, and reflection concludes on Eid al-Fitr (April 1, 2025), marking a joyous day of feasting, charity, and community gatherings.

## Noteworthy April Highlights

April Fools' Day (April 1, 2025) – A lighthearted holiday known for pranks and practical jokes, April Fools' Day brings laughter and creativity worldwide.

National Library Week (April 6–12, 2025) – A celebration of libraries, librarians, and the role they play in education and community enrichment. Support your local library by checking out books, attending events, or simply expressing appreciation for these valuable institutions.

#### **Board of Directors**

Nancy Bush, President
Christian Kasper, Vice President
Janet Langer, Treasurer
Marla Lowenthal, Secretary
Barbara Colvin, Director
Sue Harris, Director
Mary Pedersen, Director

#### **Woodlake Team Members**

General Manager: Jeff Chin

Maintenance Director: Paul Rallonza, CCAM

Operations Director: Seru Raturala
Maintenance Supervisor: Fredie Tamsi
Facilities Coordinator: Joffree Montenegro
Resident Services Supervisor: Joe Ravula

Customer Service Representative: Michael Tamsi

Administrative Asisstant: Liz Segura

#### **Woodlake Association**

900 Peninsula Ave. San Mateo, CA 94401 (650) 342-7002 (24/7) admin@woodlakeassociation.com

### Office Hours

Monday - Friday 9am-5pm Closed for lunch 12pm -1pm Closed Saturday & Sunday

#### **After Hours Assistance or Building Emergencies:**

Call Woodlake's Resident Service Attendant (RSA) at (650) 342-7002 Available 24/7

## **Common Interest Management Services**

Accounting questions: (925) 743-3080 accounting@commoninterest.com

#### **Woodlake Homeowner Portal**

Owners sign up to receive Association notices directly to your email via Woodlake's online portal. Call (650) 342-7002 or email <a href="mailto:admin@woodlakeassociation.com">admin@woodlakeassociation.com</a> for an access code to register.

## **Woodlake Sun**

## **Advertising Policies**

Both display and classified ads must be submitted by the 15th of the month prior to when the ad is to be placed.

Payment must be received by the 15th of the month prior to when the ad is to be placed.

Management reserves the right to refuse any ad.

Space is limited, and there is no guarantee of where the ad will be placed in the newsletter.

All display advertisements must be submitted in PDF or JPEG formats and emailed to: <a href="mailto:admin@woodlakeassociation.com">admin@woodlakeassociation.com</a>.

Display ads may be submitted by vendors who offer services to Woodlake residents. All vendors must be properly licensed and insured.

Classified ads are free to Woodlake owners and residents and are limited to 2 lines. Classified ads run for 3 months, and can be renewed once upon request.

# **Advertising Rates**

Effective August 1, 2024

### **Display Ads**

1/8 Page Business Card Horizontal (3-5/8" wide x 2-1/4" high) - \$100

1/4 Page Horizontal (7-1/2" wide x 2-1/4" high) - \$200

1/2 Page Horizontal (7-1/2" wide x 4-7/8" high) - \$400

# Do you have ideas, comments, or suggestions for the Woodlake Sun?

Contact: Nancy Bush, Editor

WoodlakeSun@gmail.com

# **April in Bloom (continued)**

**World Health Day (April 7, 2025)** – Organized by the World Health Organization (WHO), this day raises awareness of global health issues and promotes well-being. World Health Day is a reminder to take care of ourselves and each other, whether it's eating well, moving more, or just checking in on loved ones.

**National Pet Day (April 11, 2025)** – A perfect time to show extra love to furry, feathered, or scaly friends, National Pet Day reminds us of the joy and companionship animals bring to our lives.

**Tax Day (April 15, 2025)** – The final day to file taxes and to get those refunds (or payments) squared away. **Earth Day (April 22, 2025)** – A day dedicated to environmental awareness and action, Earth Day encourages people to plant trees, clean up communities, and take steps toward sustainability. Earth Day 2025's theme, "Our Power, Our Planet," highlights the crucial role of renewable energy in combating climate change. This is the 55th Anniversary of earthday.org.

**Arbor Day (April 25, 2025)** – Closely tied to Earth Day, Arbor Day promotes tree planting and environmental stewardship. Many schools and communities host tree-planting events to celebrate.

April is a month filled with meaning, whether through religious observances, environmental activism, or lighthearted celebrations. However you choose to spend it, take time to enjoy the renewal of spring and the moments that bring people together. Happy April!

# "Five of a Kind" Brass Quintet Performance

On **Saturday, March 15, 2025**, the **Peninsula Symphony** sponsored a special performance at Woodlake by "**Five of a Kind**," a dynamic Bay Area brass quintet. As part of the Peninsula Symphony Orchestra's community outreach efforts, the group sees these performances as a way to give back, sharing their love of music with local audiences.

The quintet delighted about 60 Woodlake residents with an eclectic mix of their favorite tunes, spanning Jazz, Classical, Latin, and more. Based in the East Bay, they are known for their high-energy performances at venues throughout the Bay Area.

The talented musicians of "Five of a Kind" include:

- Sean Gonzales on Trumpet (a graduate student at UC Berkeley)
- David Rich on Trumpet (student at UC Berkeley)
- Justin Privitera on French Horn (software engineer at Lawrence Livermore National Lab)
- Jordan Tom on Trombone (construction project manager)
- Francis Upton on Tuba (Chief Technology Officer at SnapStrat)



Their passion for music and commitment to community engagement made for an unforgettable afternoon!

# Peter Lederer's Journey From War-Torn Europe to Woodlake



Born in Prostějov, Czechoslovakia, in 1934, Peter Lederer's early years were shaped by global turmoil. As the Nazi threat closed in, Peter's Jewish family fled in late 1939, leaving behind the family business for the unknown—a journey that would eventually span Panama, California, Philadelphia, and beyond.

The Lederers landed in Panama City, Panama, in late 1939, escaping the horrors of the Holocaust. Like many refugees, they arrived with no money, no familiarity with the culture, and no knowledge of the language. To make matters more difficult, US immigration policies prevented Peter's father (who was born in Romania) from initially accompanying the family when they moved from Panama to the US in 1947. Despite this separation, Peter's mother navigated the challenges of exile with strength, raising Peter and his twin brother George in a foreign land.

The boys quickly adjusted to life in Panama, where they attended a Catholic school and became fluent in Spanish before learning English. They later picked up English by watching Hollywood westerns with Spanish subtitles. Deeply bonded, the brothers shared the same classrooms from first grade through college.

In 1947, Peter and George entered the US on student visas, becoming US citizens in 1954. He and his brother, George, were first enrolled at San Rafael

Military Academy (1947–1949) before transferring to Lowell High School in San Francisco (1949–1953), where he and George became tennis standouts.

Their father, stuck in Panama due to visa issues, began selling Swiss watches to US military personnel in the Panama Canal Zone, building a successful business that restored some stability for the family.

From 1953 to 1957, Peter and George attended the University of California, Santa Barbara (UCSB), where Peter earned a B.A. in political science and philosophy. While there, he and his brother led UCSB to four consecutive conference tennis championships, building their reputations as gifted athletes.

After graduating, Peter and his brother were drafted into the US Army, serving from 1957 to 1959. Following an honorable discharge, Peter struggled to find employment. Despite lacking high-society connections, he forged his path by selling mutual funds door-to-door—often scheduling evening appointments after striking up conversations with homemakers during the day. His determination paid off, eventually launching a career in finance when he joined Stewart, Ewbanks & Meyerson on the New York Stock Exchange in 1960.

Peter's career was briefly interrupted by geopolitics. In 1961, following the construction of the Berlin Wall, Peter and George were recalled to active duty. Stationed at Fort Leonard Wood, Missouri, they served in special services, offering tennis lessons to officers' families. It was a year of relative comfort in an otherwise tense global moment.

In 1962, Peter transitioned into the steel business, joining Caine Steel Company in Emeryville, California as a salesman. By 1966, he was promoted to General Manager of Northern California, and in 1967, he was transferred to Philadelphia to lead operations there.

Philadelphia became a pivotal chapter. Tasked with turning around a failing branch, Peter succeeded by shifting procurement to Japanese steel—far cheaper than domestic sources. His leadership quickly returned the branch to profitability. However, in 1969, the company was sold to a New York entrepreneur who installed his sons in leadership. Realizing his

# **Peter Lederer (continued)**

growth there had peaked, Peter left the company and returned to finance.

Peter became a broker once more in 1969, working over the next two decades for firms including Smith Barney, Loeb Rhoades, Shearson American Express, and Shearson Lehman. In this new chapter, Peter again proved his knack for rebuilding. He arrived in Philadelphia knowing no one, yet built a flourishing financial career and deep civic ties.

From 1981 to 1988, he served as President and Senior Trustee of Lower Merion County and its Police Pension Fund, overseeing municipal and public safety finances for the prestigious Philadelphia Main Line region. He also served as Chairman of the Cystic Fibrosis Charity Tennis Tournament in Narberth, PA, a role that combined his lifelong love of tennis with philanthropy.

In 1988, Peter returned to California to be closer to his aging parents, who were living in Westlake. Wanting a more comfortable and connected environment for them, he convinced his parents to relocate to the Woodlake community. Peter purchased a condo for himself, and his parents bought one nearby. They all moved into Woodlake, where Peter has lived ever since. His parents spent their final years in this peaceful setting—a decision Peter holds close to his heart.

Peter joined Dean Witter Reynolds, Inc. in San Mateo that same year. Later, he continued his career working for two foreign exchange trading companies based in China and Russia. He served as president of IFTN, a Russian-owned foreign exchange bank, before retiring in 1996 following a cancer diagnosis.

Peter's personal life was closely intertwined with that of his twin. He and George had a double wedding in 1963, marrying sisters they had met through a synagogue connection in Daly City. Though raised Catholic in Panama and exposed to Judaism later, Peter often described himself as a "study in comparative religions," deeply interested in cultural and spiritual traditions across faiths.

Peter later found lifelong companionship with Doris, his partner of over 30 years. On October 22, 2022, they were married—a moment he proudly calls the best decision he ever made. He has a son, born from his first marriage, who resides in Los Angeles.

Even in retirement, at 90 years old, he remains engaged—managing his investments and swimming daily to stay active. He and Doris enjoy traveling along the Pacific Coast, from Mexico up to the scenic shores of Mendocino. A history buff and lover of literature and culture, Peter's life reflects a deep appreciation for the opportunities he has been given.

Peter Lederer's story—from fleeing Czechoslovakia as a child to rebuilding a life across continents to leading financial institutions in major American cities—is remarkable. He succeeded not through privilege but through persistence, adaptability, and a sharp, empathetic mind.

# **Help Keep Our Lobbies Tidy**

Please don't leave food, flyers, advertisements, or household items on the lobby tables. The **San Mateo Daily Journal** and the **Woodlake Sun** are the only items that should be on the tables—if you have items you want to give away, please donate them to a local charity instead. Any items left in the lobby will be discarded. Also, Large packages must be removed from the lobby within 24 hours of delivery. Thank you for your cooperation.



# **International Women's Day Tea**



On **Saturday, March 8**, Woodlake hosted a vibrant celebration in honor of International Women's Day. Spearheaded by dedicated events committee members Joy Rigdon, Liza Fiorentino, and Jo-Ann Agcaoili, the gathering featured an insightful presentation highlighting the history, significance, and evolving status of International Women's Day worldwide.

A key event highlight was a heartfelt discussion led by three women representing different generations—Debbie Tanguay, Jo-Ann Agcaoili, and Minnette Berger—who shared personal reflections on moments when they felt most empowered as women. They spoke candidly about the challenges they have faced, the changes they hope to see for future generations, and the women who have profoundly shaped their lives. Their stories resonated with attendees, fostering a deep sense of community and inspiration.

The event served as a powerful tribute to women's achievements, sparking meaningful conversations about progress, resilience, and the collective efforts needed to continue advancing gender equality.

# **RSA Monthly Report**

- A resident in unit 818 reported that another resident took their Uber Eats delivery.
- A baseball from the field near building 801 struck and shattered the windshield of an SUV in the parking lot.
   Reports of cigarette and marijuana smoke odor were received from unit 817.
- Cigarette smoke odor was reported from 902 Peninsula.
- RSA noted ongoing tennis tutoring sessions.

## **Upcoming Bike Room Inspections:**

RSA will be conducting a bike room inspection this month. Please ensure your bike is properly tagged and registered with the Administration office.

#### **Woodlake IDs Required:**

You must have a Woodlake ID to use any of our facilities, including the pools, gym, and tennis courts. Minors 14 years and older should also have IDs. Children under 14 years old must be accompanied and supervised by a parent or guardian when using the facilities. Don't forget your pets. They need to have Woodlake IDs, too! The RSAs regularly check IDs, so be sure to carry your ID or store a photo of it on your cell phone.

## **Insurance Update**

We've made a switch to a new insurance provider and broker! All our coverage is now with **EPIC Insurance Brokers**, and our dedicated broker is **George Descalso**. George is an experienced professional specializing in HOA coverage, and he's based right here in San Mateo. He's available to answer any questions and has a great team to assist with claims, certificate issuance, safety and loss control, and any other issues related to insurance coverage.

Most of our coverage remains the same as our previous policy, which expired on March 1, 2025, but we're excited about a few key improvements. We now have a \$50K deductible for property claims with no per-unit minimum deductible—both significant enhancements over our previous policy. Plus, our property value limit has increased to reflect updated building replacement costs. And our new coverage ensures Woodlake remains Fannie Mae compliant.

Best of all, despite these improvements, we were able to secure **significant cost savings!** 

Of course, we hope we never have to use it, but we feel great about this new insurance coverage for Woodlake!



George Descalso
Principal
EPIC Insurance Brokers
(650) 295-4604
george.descalso@epicbrokers.com

# **Baywood Room Opening**

We're putting the final touches on the Baywood Room to make it available for Woodlake residents. The room will be open daily from 7am to 7pm and will require a pool key for access. Residents are welcome to use the space for exercise, stretching, yoga, meditation, etc.

Please note that the Baywood Room is exclusively for Woodlake residents, and **no private classes are allowed**—except for the regularly scheduled weekday morning exercise classes open to all residents. As with the gym, **use of the facility is at your own risk**, so please exercise caution while using the space. Stay tuned for the official opening date!

## **Activities at Woodlake**



### **BINGO**

Every Thursday 2pm - 4pm - Redwood Room in the Clubhouse



## CALIFORNIA MAHJONG

Every 2nd & 4th Friday 11am - 1pm - Redwood Room in the Clubhouse



#### **EXERCISE CLASSES**

Every Monday, Wednesday & Friday 9:30am - Baywood Room



## CARD MAKING CLASSES

Saturdays: 4/26, 5/17, 6/21, 7/26 & 8/23 11am - 12:30pm - Clubhouse

# Join Woodlake's Book Group

APR 29	Hello Beautiful by Ana Napoliano
MAY 27	The Orphans on the Train by Gill Thompson
JUN 24	The Wedding People by Alison Espach
JUL 29	Lady Tan's Circle of Women by Lisa See
AUG 26	Songs for the Brokenhearted by Ayelet Tsabari
SEP 30	Body and Soul by Frank Conroy
OCT 28	The Birchbark House by Louise Erdrich
NOV 25	The Spectator Bird by Wallace Stegner
DEC 16	Dust Child by Que Mai Phan Nguyen

For more information call (415) 840-6115



# **April 2025**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Eid al-Fitr	2 Exercise Class 9:30am Baywood	3 BINGO 2-4pm Redwood Rm in the Clubhouse	4 Exercise Class 9:30am Baywood	5
6	7 Exercise Class 9:30am Baywood	8	9 Exercise Class 9:30am Baywood	10 BINGO 2-4pm Redwood Rm in the Clubhouse	11 Exercise Class 9:30am Baywood Mahjong 11:00am Clubhouse	Trivia, Tulips & Tea 10:30am - 12:00pm Redwood Room in the Clubhouse Passover Begins
13	14 Exercise Class 9:30am Baywood	Executive Session 6:30pm (Closed Meeting) Tax Day	16 Exercise Class 9:30am Baywood Board Meeting 6:30pm Clubhouse	17 BINGO 2-4pm Redwood Rm in the Clubhouse	18 Exercise Class 9:30am Baywood	19
20 Easter Passover Ends	21 Exercise Class 9:30am Baywood	22	23 Exercise Class 9:30am Baywood	24 BINGO 2-4pm Redwood Rm in the Clubhouse	25 Exercise Class 9:30am Baywood Mahjong 11:00am Clubhouse	26 Card Making Class 11am-12-30pm Clubhouse
27	28 Exercise Class 9:30am Baywood	29 Book Group 7:00pm Zoom	30 Exercise Class 9:30am Baywood			

## **Classified Ads:**

Do you have something that you want to advertise or sell? Woodlake residents may place a free ad for 3 months in the Woodlake Sun. Email the HOA Office <a href="mailto:admin@woodlakeassociation.com">admin@woodlakeassociation.com</a> by the 15th of the month. Guidelines for Ads: 2 lines maximum; posted for 3 months. We reserve the right to refuse any ad.

**Searching For:** One Bedroom to lease at Woodlake. Prefer a Delaware location but will consider all available. Contact Janet at <a href="mailto:janethoop@aol.com">janethoop@aol.com</a>.

For Sale: Leather Chair recliner \$100 or best offer • Sofa \$75 or best offer • Futon bed with wood frame \$50 or best offer • and more items available. Text or call Joy (650) 302-6309.

**For Sale:** 3 Bedroom End-Unit Townhouse on Delaware. Available at the end of March. Contact Janet at <u>janethoop@aol.com</u>.

**For Sale:** Apple HomePod Smart Speaker compatible with Siri on Apple devices like Apple TV, iPad, and iPhone. Supports text messages and voice calls from iPhone. \$99 (HomePod mini also available.) Contact <a href="mailto:molliebush@comcast.net">molliebush@comcast.net</a>.



Saturday, April 26, 2025

11:00am - 12:30pm at the Clubhouse

Cost: \$4.00 (Cash Only) payable at the start of class. Includes supplies for 2 cards.

# **Woodlake Tennis Courts: Tennis Lessons & Coaching Prohibited**

The Woodlake Tennis Courts are a valued amenity for residents, providing a dedicated space for recreational play and community enjoyment. Residents are kindly reminded that **private tennis lessons and coaching—whether for individuals or groups—are prohibited on the courts.** 

Please be aware that violations may result in a hearing, fines, and/or loss of tennis court privileges.

This policy ensures fair access for all, **prevents commercial use of the facilities**, and preserves the courts for recreational play. Residents are encouraged to use the courts for personal practice, friendly matches, and community engagement while following these guidelines.



Thank you for your cooperation in keeping the Woodlake Tennis Courts a welcoming and enjoyable space for all!

# NO Cigarette/Cigar Smoking, NO Vaping, NO Pot Smoking



The San Mateo Smoking Control Ordinance (Chapter 7.40 of the San Mateo Municipal Code) establishes regulations on smoking throughout the city. **Multi-Unit Residences:** Smoking is strictly prohibited inside all multi-unit housing, including apartments, condominiums, duplexes, and townhomes, as well as on patios and balconies. Additionally, smoking is not allowed within 40 feet of these residences or in any enclosed or unenclosed common areas.

Offenders will be required to attend a hearing and face fines.

# **WOODLAKE REALTOR REPORT**

COMPASS

## The Importance of Home Ownership

Studies show that homeownership has tremendous benefits for your mindset, finances and family. Here are some reasons why it pays to own your home now:

- The average homeowner has 44 times the net worth of a renter.
- Homeowners can often deduct property taxes, mortgage interest and home improvement costs from their taxes, saving money during tax time.
- Homeownership contributes to overall economic growth, making up nearly 18% of the economy.

All our units at Woodlake vary greatly in their locations, condition, floor plans, and views. We have the expertise to know how these factors affect the value of your unit.

## **JUST SOLD! 934 PENINSULA AVENUE**

- · 2 Bedrooms · 1 Bath · Larger 2B Floor Plan
- SOLD for \$699,000

#### STILL AVAILABLE! 802 N DELAWARE STREET

- · 1 Bedroom · 1 Bath · Beautifully Renovated Bathroom
- · NEW PRICE! Offered at \$568,000

"Your Woodlake Realtors"



JAMES SHERMAN DRE# 01416978 650.924.5772

james.sherman@compass.com WoodlakeRealtor.com



SUZANNE GARCIA DRE# 01985329 650.924.5772

suzanne.garcia@compass.com WoodlakeRealtor.com

# Your Woodlake Neighbor, Here to Help with Real Estate!

Hi, I'm Ruben Hernandez, a proud homeowner at Woodlake and a real estate agent with Kinetic Real Estate—one of the top teams in the Bay Area! Our company has been around for 5 years, recently reaching \$1 billion in sales. I love living here and would be thrilled to assist my neighbors with their real estate needs, whether you're a first-time homebuyer, seller, or investor.

If you're considering buying or selling, let's chat! I'm here to ensure a smooth, stress-free experience. And best of all, I don't charge any fees for advice—I'm always happy to help.

## CONTACT ME TODAY



415-240-5153

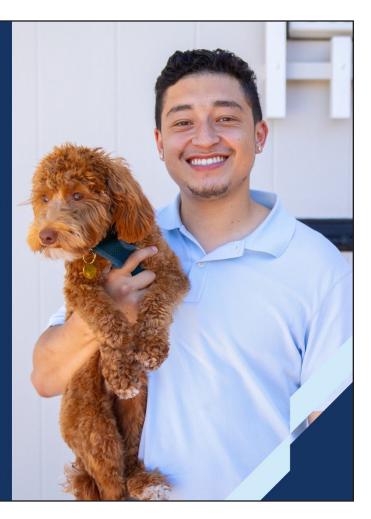


ruben@kineticrealestate.com



DRE# 02164467

P.S. My puppy Kai loves Woodlake just as much as I do!





# SOLANO CONSTRUCTION

- ◆ Kitchen & Bathroom Renovations ◆ Popcorn Ceiling Removal / Abatement
- Tile & Granite
- Plumbina
- Flooring
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  - · Exhaust Fan Replacement
  - · Electrical / Lighting

John O. Solano General Contractor Licensed, Bonded, & Insured CLS # 902080

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FREE ESTIMATES

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## Do you want to know what is happening at Woodlake?

Attend a Woodlake

## **BOARD MEETING**

Third Wednesday 6:30pm

Every month | Clubhouse & via Zoom

During the meeting, Owners can speak for up to 3 minutes in the Open Forum. To participate, submit a speaker's form (available on the portal) to Woodlake Administration by 3 PM on the day of the Board meeting.

**For More Information Contact:** admin@woodlakeassociation.com (650) 342-7002



# Maximize Your Condo's Value, *Minimize Your Stress*.

Selling your home? The agent you choose to work with makes a big difference when it comes to a successful sale. Working with Sharlyne Murphy means you'll have access to innovative tech, money saving programs, market expertise, and a personal home advisor on your side. A local expert and Woodlake resident for 10+ years.

# Let's chat about how you can maximize your sale in today's market.



TheBayAreaAgent.com

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TheBayAreaAgent.com

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Management

Did you know...

Woodlake Anchor has been serving Woodlake for over 27 years!



With tax time ending, many of you refocus on your real estate. What are your plans this summer?

#### Rentals & Sales in 2025

Whether a condo at Woodlake or elsewhere, a single family home, apartment or multi-use buildings: let us help you:

(650) 375-1596

# **April Update**







## 820-410, LISTED AT \$722,000



Exploring rental & property management options?
Contact the top team on the Peninsula.
Serving Woodlake Sellers, Renters, Landlords since 1997.

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