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May Day, Cinco de Mayo, Mother's Day & Memorial Day

May is a vibrant month filled with a mix of celebration, tradition, and reflection. From honoring cultural heritage to expressing gratitude for loved ones and remembering those who have served, this month offers something for everyone.

May Day – May 1

May Day is an ancient celebration of spring and renewal, observed in many cultures worldwide. Traditionally, it's a day of dancing around the maypole, giving flowers, and welcoming the warmer months. While its significance has evolved, May Day is also recognized as International Workers' Day, honoring labor movements and workers' rights globally. Whether you celebrate with a bouquet of fresh flowers or a simple appreciation of nature, May 1 is a time to embrace the season of growth.

Cinco de Mayo – May 5

Often mistaken for Mexico's Independence Day,

Cinco de Mayo actually commemorates the Battle of Puebla in 1862, when the Mexican army triumphed over French forces. While the holiday is more widely celebrated in the United States than in Mexico, it has become a vibrant occasion to honor Mexican heritage and culture.

Mother's Day – May 11

A day dedicated to honoring mothers, grandmothers, and maternal figures, Mother's Day is one of the most heartfelt holidays of the year. Whether through brunch, flowers, or a simple "thank you," it's a chance to express gratitude for the love and sacrifices of mothers everywhere.

Memorial Day – May 26

Observed on the last Monday of May, Memorial Day is a solemn occasion to honor the men and women who have sacrificed their lives in service to our country. Originally known as Decoration Day, it began after the

Board of Directors

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

Woodlake Team Members

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Resident Services Supervisor: Joe Ravula
Customer Service Representative: Michael Tamsi
Administrative Assistant: 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 admin@woodlakeassociation.com 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:
admin@woodlakeassociation.com.

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

May Celebrations (continued)

Civil War as a way to remember fallen soldiers. Today, many honor the holiday by visiting cemeteries, attending memorial services, and participating in parades.

At Woodlake, we'll celebrate Memorial Day with the first of our Summer BBQs on Monday, May 26th.

From all of us at Woodlake, we wish you a joyful and memorable May!

“Trivia, Tulips & Tea” Event on Saturday, April 12th



The **Events Committee** has been busy planning a variety of exciting activities for the coming months! Get ready for some summer fun with BBQs scheduled for Memorial Day, July 4th, and Labor Day, as well as a community yard sale on Saturday, June 14th.

A big thank you to our dedicated committee members pictured here (left to right)—**Joy Rigdon (chair)**, **Jo-Ann Agcaoili**, **Anica Zora**, **Nisa Younas**, and **Liza Fiorentino**—for all their hard work and creativity!



Carol Young: A Tapestry of Art, Heart & Community

If you've ever had the pleasure of chatting with Woodlake resident Carol Young, you know her stories are as vivid and captivating as the interesting life she's led. From the bustling streets of Chicago to the serene beauty of Woodlake, Carol's life has been marked by reinvention, perseverance, and a deep dedication to her community.

A Chicago Beginning

Born and raised on the south side of Chicago, Carol grew up in a lively Polish-American household as the youngest of four siblings. Her childhood was steeped in the rich aromas and hardworking ethos of her family's restaurant. "We had a flat, and all the kids shared a room," she recalls, until the family moved to a larger home in the Marquette Park area. "It was a different kind of childhood—tight-knit, hardworking, and filled with food and family."

A bright and ambitious student, Carol skipped seventh grade and graduated high school at just 16. She went on to study fashion merchandising on Chicago's famed Michigan Avenue before earning a degree in Marketing from Western Illinois University.

Breaking Barriers in Business

At a time when women rarely held senior positions in the corporate world, Carol blazed her own trail. She began her career at Charles A. Stevens, where she made history as the youngest cosmetic buyer on Chicago's famed State Street. Drawn by an adventurous spirit, she later moved west after marrying her childhood sweetheart. In Los Angeles, her relationship with the Estée Lauder family paved the way for a pivotal role with the brand. But it was Carol's keen eye for design that ultimately captivated a recruiter, steering her to Merle Norman Cosmetics, where she headed new product development.

Carol and her husband lived in several different places on the West Coast besides Los Angeles, including Burbank and Santa Barbara. But, it was when they moved to Lake Tahoe that Carol discovered a passion for hands-on work—becoming a skilled painter and



even leading an all-women painting crew in Nevada. One of her most colorful stories? "We spray-painted the 'working girls' pink trailers at the Mustang Ranch for the infamous Joe Conforti," she says with a laugh.

A Creative Entrepreneur in LA

After her divorce and a brief stint in Hawaii, Carol returned to Los Angeles, where her intricate painting and wallpapering business thrived. She worked in high-end homes—including for the family of Tori Spelling—and quickly learned that wealth didn't always mean prompt payment. "The celebrities were glamorous, but sometimes the plumbers were better clients," she jokes.

A New Chapter in Northern California

Carol's heart ultimately led her to Northern California, where she married her second husband, a musician, and settled in San Mateo. There, she became the Project Manager for the Avery family's medical complex, Mills Square—a role she has held for over 38 years.

Managing a bustling complex of medical buildings with more than 100 tenants is no small feat, but Carol

Carol Young (continued)

handles it all with grace. From overseeing construction projects and lease agreements to designing customized office suites, she ensures every detail runs smoothly. She's on call 24/7, always ready to tackle emergencies and keep the Mills Square community thriving. For Carol, it's more than a job—her tenants are like family.

A Heart for Service

Even with her demanding career, Carol has always made time to give back. She served as president of the Downtown San Mateo Association for two years and played a pivotal role in launching the first free clinic at Samaritan House—a legacy that continues to serve those in need today. Carol's volunteer work and dedication to her community were recognized when she was named "Citizen of the Year" in 1995.

Finding Home in Woodlake

Now divorced, Carol moved to Woodlake three years ago and has quickly become a beloved member of the community. Whether she's sharing stories from her many careers or lending a helping hand to neighbors, she brings warmth and connection wherever she goes.

"I've met every kind of person in every kind of place," she reflects. "But I'm grateful to be here now, in a community that feels like home."

With her vibrant spirit and dedication to others, Carol Young is truly a treasure—one whose colorful life continues to inspire those around her.

Help Make Our Summer Events a Success!

The Woodlake Events Committee is looking for volunteers to help with our upcoming community events:

- **May 26th Memorial Day BBQ** – 14 volunteers needed
- **June 14th Yard Sale (concession stand)** – 8 volunteers needed
- **July 4th BBQ** – 30 volunteers needed

If you can lend a hand, please contact **Joy Rigdon**, Events Committee Chair, at **(650) 302-6309** or email the events committee at eventswoodlake@gmail.com. Thank you for supporting our community!



Happy Retirement!

Woodlake RSA, Jose David retired on April 30, 2025 after seven years of dedicated service.

We wish him a very happy retirement!

Baywood Room Open to Residents

This tranquil, multi-purpose space is ideal for yoga, Tai Chi, pilates, stretching, meditation, or individual exercise. The Baywood Room offers a peaceful setting to support your wellness, whether starting your day with a stretch or winding down with quiet movement.

Room Details & Guidelines:

- **Access:** Entry requires your Woodlake pool key.
- **ID Required:** Please carry your Woodlake ID while using the space.
- **Location:** Ground floor of Building 817—behind the lobby, next to the playground.
- **Hours:** Open daily from 7:00 AM to 7:00 PM.
- **Closed for Classes:** Mondays, Wednesdays, and Fridays from 9:30 AM – 10:30 AM (reserved for Woodlake’s regularly scheduled exercise classes open to all residents.)
- **Group Use:** No outside group classes or other organized activities are permitted.
- **Guests:** Use is limited to residents only.
- **Attire:** Proper gym clothing is required.
- **Clean-Up:** Exercise equipment must be returned, and all weights must be placed back on the racks after use.
- **Fee:** There is no charge for using the room.



Woodlake exercise classes held on Mondays, Wednesdays, and Fridays from 9:30 AM – 10:30 AM in the Baywood Room are open to all residents.

Note: As with the gym, use of the facility is at your own risk, so please exercise caution while using the space.

We hope the Baywood Room becomes a favorite spot for personal wellness and relaxation! Contact the Woodlake Administration Office at **(650) 342-7002** for more information.

Need a Plumber? Let Us Help!

Woodlake staff is now offering in-unit maintenance services to residents. If you need assistance, contact the Woodlake Administrative Office at **(650) 342-7002**. We can schedule a service call to your unit—at a much lower cost than hiring an outside plumber.

Type of work	Charge to Owner	After Hours Charge
Reset Circuit Breakers	\$50.00	\$150.00
Reset/Un-jam Garbage Disposal	\$50.00	\$150.00
Replace Faucet Aerator (if parts are available)	\$50.00	
Replace J-Bends (plumbing)	\$100.00	\$200.00
Plunge Plugged Toilet	\$75.00	\$250.00
Clear Kitchen Sink (Charge will be made if found within the unit drain)	\$100.00	\$250.00
Clear Sink Vanity (Charge will be made if found within the unit drain)	\$75.00	\$250.00
Clear Bathtub drain	\$75.00	\$250.00
Sheet Rock opening and closing for plumbing repairs (for common areas)	\$175.00	

RSA Monthly Report

Smoke Complaints

- *Marijuana*: Reported on the 5th floor of Building 814, 4th floor of Building 821, and 4th floor of Building 817.
- *Cigarettes*: Reported in Buildings 902 and 817.

Parking Violations

- Noted in front of Buildings 847, 803, near the 800 area, and inside the F Garage.

Tennis Court Use

- A violation was reported regarding unauthorized tennis instruction.

Laundry Room Concerns

- Pet hair was found in the machines in Building 820.

Pet Waste

- Ongoing issues with pet owners not cleaning up after their pets, especially near Building 815 and around the lake.

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.

Gosslings at Woodlake



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: 5/31, 6/21, 7/26 & 8/23
11am - 12:30pm - Clubhouse - RSVP Required

Join Woodlake's Book Group

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



Woodlake MEMORIAL DAY

★ BBQ ★

Monday, May 26th
Food, Fun & Music at the Main Pool

9:00 am - 10:30 am - Donuts or Pastries with Coffee/Tea

11:30 am - 1:30 pm - BBQ (Hamburgers, Cheese Burgers, Salmon Burgers, Veggie Burgers & Hot Dogs), ice cream & soda

12:00pm - A moment of silence for all fallen American soldiers

Maximum 3 Guests allowed per unit.

No glass allowed at the Pool or in the Clubhouse.



For More Information Contact

Joy Rigdon, Events Committee Chair - (650) 302-6309

eventswoodlake@gmail.com

May 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1  BINGO 2-4pm Redwood Rm in the Clubhouse	2 Exercise Class 9:30am Baywood	3
4	5 Exercise Class 9:30am Baywood 	6	7 Exercise Class 9:30am Baywood	8 BINGO 2-4pm Redwood Rm in the Clubhouse	9 Exercise Class 9:30am Baywood Mahjong 11:00am Clubhouse	10
11 	12 Exercise Class 9:30am Baywood	13	14 Exercise Class 9:30am Baywood	15 BINGO 2-4pm Redwood Rm in the Clubhouse	16 Exercise Class 9:30am Baywood	17
18	19 Exercise Class 9:30am Baywood	20 Executive Session 6:30pm (Closed Meeting)	21 Exercise Class 9:30am Baywood Board Meeting 6:30pm Clubhouse	22 BINGO 2-4pm Redwood Rm in the Clubhouse	23 Exercise Class 9:30am Baywood Mahjong 11:00am Clubhouse	24
25	26  MEMORIAL DAY Memorial Day BBQ 11am-2pm Pool	27	28 Exercise Class 9:30am Baywood Book Club 7:00pm Zoom	29 BINGO 2-4pm Redwood Rm in the Clubhouse	30 Exercise Class 9:30am Baywood	31 Card Making Class 11am-12-30pm Clubhouse

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 admin@woodlakeassociation.com 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: Caregiver needed to help with exercise and light meal prep for a family member in her 70's. Should speak Chinese (Mandarin or Cantonese). \$30-\$40/hr, depending on experience. Call Chris at (650) 888-7251.

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 Soon. Contact Janet at janethoop@aol.com.

Volunteers Needed: Woodlake Events Committee needs volunteers for the upcoming Summer BBQs and Yard Sale (14 volunteers for May 26th BBQ, 8 volunteers for June 14th Yard Sale, and 30 volunteers for the July 4th BBQ). Contact Joy Rigdon, Events Committee Chair (650) 302-6309 or eventswoodlake@gmail.com.

JOIN US FOR A CARD MAKING CLASS

Saturday, May 31, 2025

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

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



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

Historical Interest Rates

As you know, interest rates continue to be in flux and have ticked up since the beginning of the year. However, rates are considered historically reasonable so it's still a good time to buy or sell, especially during the height of Spring Market.

Note average interest rates in 1976 were 8.5%, 1981 were 18.5% and currently at 7.1%.

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 AVE

- 1 Bedroom • 1 Bath • Larger Floor Plan & Lake View
- SOLD for \$615,000

NEW PRICE! 802 N DELAWARE STREET

- 1 Bedroom • 1 Bath • Beautifully Renovated Bathroom
- NEW PRICE! Offered at \$549,000

"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.**

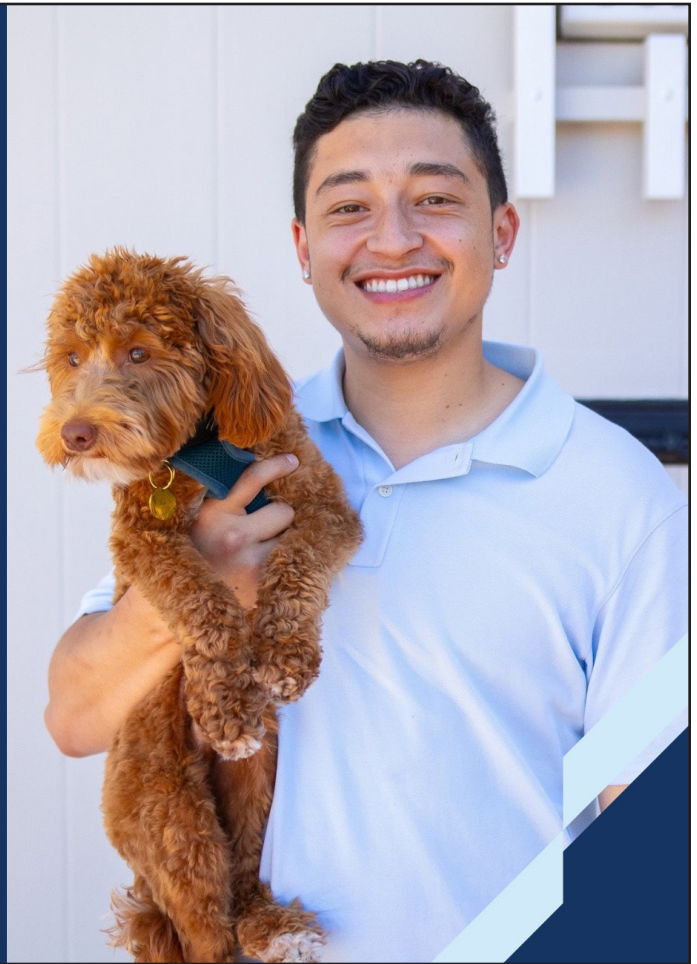
CONTACT ME TODAY

☎ 415-240-5153

✉ ruben@kineticrealestate.com

🏷 DRE# 02164467

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



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FREE ESTIMATES

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

*Start your Spring cleaning
& mark your calendar*

Woodlake Yard Sale

Saturday, June 14 (8am-1pm)





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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Sharlyne Murphy

DRE 02097147

REALTOR®

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Sharlyne.Murphy@compass.com

TheBayAreaAgent.com



Management

Did you know...

Woodlake Anchor has served the Woodlake community since 1997!



ACTIVE WOODLAKE MARKET

As of this writing, there are 8 active units for sale at Woodlake—ranging from studio to 2 bedrooms. The average days on market is 85, the average asking price per square foot is \$793.

In the last 180 days, there were 12 sales, with an average days on market of 64, and an average price per square foot of \$804.

SAMARITAN HOUSE INFO

Samaritan House is celebrating 50 years, they are looking for volunteers and canned food & other donations. Contact them at (650) 347-3648 or

samaritanhousesanmateo.org

Woodlake Anchor Property Management

520 Peninsula Ave, San Mateo, CA 94401 | DRE01943875

Woodlakeanchor.net | Rentals (650) 375-1596

May Update

SOLD: 820 N Delaware 410
2 bedroom \$738,000



SPRING & SUMMER SENTIMENT

Should you sell your property? Should you rent it out? It all depends on several key factors that are specific to you & your unique situation: give us a call to assess all of your options.

RENTAL UPDATE

Woodlake is a desirable rental location, let us know how to present your rental to market to optimize your landlord experience.

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

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