



What's Inside:

- ❖ July 4th cont. (p.3)
- ❖ Pool Rules (p.3)
- ❖ Happy Anniversary (p.3)
- ❖ Our New RSA (p.3)
- ❖ Welcome Manor Assoc. (p.4)
- ❖ Meet Manor's Team (p.5)
- ❖ Energy Saving Tips (p.6)
- ❖ RSA Monthly Report (p.7)
- ❖ Election Update (p.7)
- ❖ Activities at Woodlake (p.7)
- ❖ Book Group (p.7)
- ❖ Kick-Off Event - August 2 (p.7)
- ❖ July 4th BBQ (p.8)
- ❖ Calendar of Events (p.9)
- ❖ Classified Ads (p.9)
- ❖ Yard Sale on June 14 (p.10)
- ❖ Card Making Class (p.10)

Why July 4th Matters: A Tribute to Freedom and Unity

Each year, on July 4, families across the nation gather for fireworks, barbecues, and festivities. But beyond the sparklers and parades, Independence Day marks a profound moment in American history: the formal birth of a nation founded on the ideals of liberty, equality, and self-governance.

The Road to Independence

In the mid-18th century, the thirteen American colonies were under British rule, subject to taxes and policies imposed by King George III without their consent. Frustrations boiled over into protests, including the Boston Tea Party in 1773, and eventually escalated into armed conflict with the Revolutionary War, which began in 1775.

By the summer of 1776, with tensions at a peak, the Second Continental Congress met in Philadelphia to consider a formal break from Britain. A five-man committee, including Thomas Jefferson, John Adams, and Benjamin Franklin, was appointed to

draft a declaration justifying the colonies' decision to separate.

The Declaration of Independence

Jefferson wrote the first draft of what would become one of history's most influential documents. After revisions, Congress voted in favor of independence on July 2, 1776. Two days later, on July 4, they officially adopted the Declaration of Independence, stating that "all men are created equal" and are endowed with the right to "Life, Liberty, and the pursuit of Happiness." While the promise of equality has taken generations to pursue and still challenges us today, the document laid the foundation for American democracy and inspired movements for freedom around the world.

Traditions That Unite Us

Early celebrations included public readings, parades, and fireworks, traditions that continue to this day. John Adams himself envisioned that Independence Day would be commemorated (cont. page 3)

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
Facilities Manager: TBD
Operations Director: Seru Raturala
Maintenance Supervisor: Freddie Tamsi
Facilities Coordinator: Joffrey Montenegro
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

July 4th (continued)

“with pomp and parade, with shows, games, sports, guns, bells, bonfires, and illuminations.” In 1870, the Fourth of July became an official federal holiday, and over time, it has evolved into a symbol not just of our nation’s founding but also of the shared values and hopes that unite us as a people.

Celebrating at Woodlake

As we gather here in Woodlake this Fourth of July, we not only celebrate the bravery of those who declared our independence but also our ongoing effort to build a community rooted in freedom, unity, and resilience. So whether you’re enjoying Woodlake’s BBQ with neighbors, watching the fireworks light up the night sky, or simply reflecting on what independence means today, take a moment to honor the spirit of July 4.

Happy Independence Day from all of us at Woodlake!

Pool Season is Here: Know the Rules

As the weather warms up and more residents head to the pool, it’s important to follow the community guidelines to ensure a safe and enjoyable experience for everyone.

Here are a few key **Pool Rules** to keep in mind:

- A valid Woodlake ID is required to use the pool or spa facilities
- Limit of 3 guests per unit
- No glass containers in the pool area
- Smoking is not allowed
- No running in the pool area
- No diving or cannonballing into the pool
- No throwing balls or other objects in the pool
- Intoxicated behavior is prohibited
- Do not prop open the pool gates
- No dogs allowed in the pool area
- Oversized inflatables and large pool toys are not permitted
- Do not climb, sit, jump, or play on the lane dividers
- Children under 14 must be supervised by an adult at all times
- Audio or video devices may only be used with headphones or earphones



Our RSA team will regularly monitor the pool areas to ensure these rules are being followed.

Happy Anniversary!

Peter Ojascastro - 22 years
Henry Isidro - 17 years
Josefa Ravula - 10 years
Lea Sese - 9 years

Welcome Our New RSA

Maurice Arias has joined Woodlake’s staff as our new RSA working Wednesday to Sunday 3:30 pm to 12 midnight.

Welcome Our New Management Company



We're happy to share some exciting news: **Manor Association** will officially begin as Woodlake's new property management company on **August 1, 2025!**

After a thoughtful and thorough selection process, the Board of Directors chose Manor for their deep experience, excellent reputation, and commitment to service.

Who Is Manor?

The Manor Association has been serving the Bay Area since 1973, with over five decades of experience managing planned communities, condominiums, and townhomes. They bring a wealth of knowledge and strong relationships with respected vendors, which will help streamline operations and enhance service at Woodlake.

What Can You Expect?

We want to emphasize that **all of Woodlake's current staff will remain part of our team**. Their institutional knowledge and dedication are essential to our community's smooth operation. This transition is about strengthening the support around them, **not replacing them**.

Manor offers a client-first approach, utilizing modern tools and providing hands-on support. Their comprehensive online portal (web and mobile-friendly) makes it easy for homeowners and board members to access important documents, pay dues, submit requests, and stay connected 24/7. Behind the scenes, their in-house accounting and support teams ensure smooth and accurate financial management, as well as responsive service.

Making Life Easier

Manor's motto, "We Love Making Life Easier," reflects their commitment to being accessible, responsive, and proactive. Their experienced team is ready to assist Woodlake residents with any questions or concerns, and they look forward to building strong relationships within our community.

Whether you're looking to submit a service request, check your account, or connect with the management team, you'll be able to do it quickly and easily—anytime, anywhere.

Get Ready for the Transition

In **mid-July**, Manor will be sending a **welcome packet** with everything you need to know—how to set up automatic payments, use the portal, and who to contact with questions. Then, on **Saturday, August 2**, we'll host a welcome event at the Clubhouse where you can meet the Manor team in person, ask questions, and get help setting things up.

We're excited about this new chapter and confident that Manor will be a great partner for our community. Their focus on communication, service, and technology is a perfect match for Woodlake. Stay tuned—more details coming soon!

Woodlake Board of Directors

The Manor Association

1820 Gateway Drive, Suite 100, San Mateo, CA 94404

(650) 637-1616

cs@manorinc.com

Meet Manor Association's Team



Brian Campisi – Executive Vice President, Northern California

Brian is a respected leader in the field of community management, bringing over 40 years of experience to the industry. Throughout his distinguished career, he has held several influential positions, including serving as a Board Member and President of the Community Associations Institute (CAI), a faculty member for the California Association of Community Managers (CACM), and a current Board Member of the Educational Community for Homeowners (ECHO). Brian's commitment to educating homeowners, strengthening community governance, and advancing industry standards reflects a deep passion for creating meaningful, lasting impact for both residents and professionals across the community management landscape.



Jeremy Wilson – Vice President, Northern California

Jeremy is a CACM-certified Large Scale Association Manager with extensive experience in managing large-scale communities. He will provide strategic leadership and support to the entire Woodlake management team and serve as a key resource for the Board.



Shannon Bonnot – Director of Finance

Shannon oversees all financial matters for the association. He and his team will collaborate closely with the Board on financial planning, reporting, and oversight, and assist homeowners with questions related to assessment accounts.



Luis Chim – Operations Manager

Luis leads our operational support efforts, working directly with residents to assist with the use of online tools, including setting up online payments. He is also responsible for implementing and maintaining critical software infrastructure, such as Vantaca and other integrated systems.



Joel Martins – Transition Team Lead

Joel manages the transition process from the outgoing management company. His responsibilities include securing association records and ensuring our team is fully oriented with Woodlake's operations. An experienced Community Manager, Joel plays a vital role in Manor's transition and support services.



Catherine Estrella – Executive Assistant

Cathy supports both Brian Campisi and Jeremy Wilson and works closely with Joel on transition logistics. She is instrumental in ensuring Woodlake's seamless integration into Manor's systems and platforms, helping to coordinate across teams and departments.



Betina Wood – Front Office Coordinator

Betina is often the first point of contact for residents who call or visit the office. Her welcoming presence and commitment to resolving issues exemplify Manor's dedication to customer service and our people-first culture.

Simple Ways to Save Energy and Lower Your PG&E Bill

As temperatures rise and air conditioners kick into high gear, many of us start seeing higher energy bills. Fortunately, condo living—especially in a community like Woodlake—can make it easier to save energy and money without sacrificing comfort. PG&E offers the following tips specifically for condo owners:

Use Fans Strategically

Ceiling and portable fans can make a room feel up to 10°F cooler. Just remember to turn them off when you leave the room; fans cool people, not spaces.

Set Your Thermostat Wisely

Set your thermostat to 78°F when you're home, and raise it a few degrees when you're away. Consider a smart thermostat that learns your patterns and adjusts automatically for efficiency.

Keep Your Windows Covered

Close blinds and curtains during the hottest parts of the day to block out heat. Light-colored or reflective window coverings are especially effective at reducing solar heat gain.

Upgrade to Energy-Efficient Appliances

When it's time to replace your refrigerator, dishwasher, or other appliance, look for the ENERGY STAR® label. These appliances are certified to use less energy and water—without sacrificing performance.

Switch to LED Lighting

Lighting makes up about 10% of home energy use, but switching to ENERGY STAR® certified LEDs can cut that dramatically. LEDs use 75% less energy than traditional incandescent bulbs and last much longer. Consider using dimmers or motion sensors to reduce unnecessary lighting use.

Unplug & Power Down

Even when turned off, electronics such as TVs, coffee makers, and phone chargers continue to draw energy. Use a power strip and turn it off when the devices aren't in use, or consider energy-saving smart plugs.

Run Major Appliances Efficiently

Only run your dishwasher with a full load, and avoid peak hours (4 pm to 9 pm). PG&E's Time-of-Use plans reward users for shifting usage to off-peak hours.

Use Your Microwave or Toaster Oven

Heating up the oven can warm your entire unit. Instead, use smaller appliances when possible—they use less energy and keep your condo cooler.

Check for Drafts and Air Leaks

While we don't control our building's exterior insulation, small leaks around windows and doors can still be sealed with weatherstripping or draft blockers.

By making a few simple adjustments, you can stay cool, reduce your carbon footprint, and keep those summer bills in check. Every little bit helps.



RSA Monthly Report

This month, the RSA team responded to the following reports of incidents:

Noise Complaints

Reports were received from Buildings 928, 930, 914, and 815 regarding excessive noise disturbances.

Package Theft

Stolen packages were reported by residents of Buildings 814 and 800.

Vehicle Vandalism

A vehicle vandalism incident was reported in the E Garage.

Vandalism – Building 821

The glass entrance door to Building 821 was damaged.

Stolen Pool Key

A resident from Building 930 reported their pool key was stolen while they were at the gym.

Marijuana Smoking

Marijuana smoking was reported from Building 800.

We thank our RSA team for their ongoing dedication and prompt response. If you see something that concerns you, don't hesitate to call RSA at **(650) 342-7002** – 24 hours a day, 7 days a week.

Together, we can help keep Woodlake safe and welcoming for all.

IMPORTANT: Election Update

Woodlake has adopted new Elections Rules to take advantage of electronic voting. The election will take place on **Wednesday, October 8, 2025**.

If you have provided an email to Woodlake, you will receive an Electronic Secret Ballot. If you **prefer to vote via paper ballot**, you must complete an **OPT OUT** form no later than **Thursday, July 10, 2025**.

Please login to www.tieivote.com or contact:

The Inspectors of Election
info@tieivote.com
(888) 211-5332

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: 7/26 & 8/23
11am - 12:30pm - Clubhouse

Join Woodlake's Book Group

JUL 15

Lady Tan's Circle of Women by Lisa See

AUG 19

Songs for the Brokenhearted by Ayelet Tsabari

SEP 23

Body and Soul by Frank Conroy

OCT 21

The Birchbark House by Louise Erdrich

NOV 18

The Spectator Bird by Wallace Stegner

DEC 15

Dust Child by Que Mai Phan Nguyen

For more information call (415) 840-6115

Save the Date

Saturday, August 2, 2025
Manor Association Kick-Off Event
Donuts & Coffee at the Clubhouse



WOODLAKE'S JULY 4TH CELEBRATION

JOIN US FOR FOOD, FUN & MUSIC AT THE POOL.

AGENDA

Coffee/Tea & Pastries/Donuts
9:30am-11:00am at the Cafe.

Children's Activities
Lawn Games & Crafts
11:00am-2:00pm at the playground.

BBQ
11:30am-3:00pm at the Cafe.

Putting Contest
12:00pm-2:30pm at the putting green.

Watermelon Eating Contest
3:00pm-3:30pm at the Cafe Area.

Team Trivia Contest
4:00p-5:00pm at the Cafe.

MENU (Cash Only)

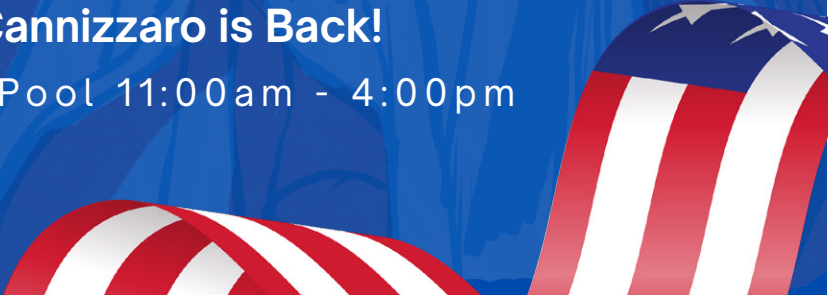
- Starbucks Coffee/Tea and Donuts or Pastries - \$5
- Kirkland Dinner-Sized Hot Dogs, Hamburgers, Cheeseburgers, Salmon Burgers, Turkey Burgers, or Veggie Burgers - \$10
- Chips - \$1
- Water & Soda - \$2
- Ice Cream Sandwich, Ice Cream Bar, or Two Popsicles - \$2

*Maximum 3 Guests
allowed per unit.*

*No glass allowed at the
Pool or the Clubhouse.*

DJ Joe Cannizzaro is Back!

Music at the Pool 11:00am - 4:00pm



July 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 Exercise Class 9:30am Baywood	3 BINGO 2-4pm Redwood Rm in the Clubhouse	4 July 4th BBQ 	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	12
13	14 Exercise Class 9:30am Baywood	15 Executive Session 6:30pm (Closed Meeting) Book Club 7:00pm Zoom	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	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	30 Exercise Class 9:30am Baywood	31 BINGO 2-4pm Redwood Rm in the 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:** Female caregiver for mother to accompany her while she is recovering, 2-4 hours per week. Contact Danette Conley at (209) 570-8510 or danetteconley@gmail.com.

❖ **Searching For:** 3 or 4-drawer filing cabinet. Contact April at (415) 793-8554.

❖ **For Sale:** Tire chains for sale: SCC, SZ131 Super Z6, one pair for passenger cars, pickups, or SUVs. Brand new, never opened. \$79.95 on Amazon. \$45 or Best Offer. Contact Jeanne (650) 245-8096.

❖ **For Sale:** Black and grey padded bench with a set of 25 lbs barbells and a set of 10 lbs barbells. Purchased during COVID, but rarely used, \$60 or Best Offer. Perfect condition. Contact Jeff (650) 483-0601.

❖ **For Sale:** Kitchen Utility Table (44" L x 20 1/2" W x 36" H), \$80.00 or Best Offer. Contact Gen at Hum40@gmail.com.

❖ **For Sale:** Two Wall Clocks \$25.00 each. Contact Gen at Hum40@gmail.com.

❖ **For Sale:** AV357 AccuVoice TV Speaker/Soundbar for the hard of hearing. Easy to set up. Original price \$299, asking \$40. Also for sale 6 1/2" TV antenna that pulls in many local stations. Easy to hook up. \$10. Contact Jerry (623) 302-7438 or email jerry92lee@yahoo.com.

Woodlake's My Treasures, Your Treasures Yard Sale - June 14th



JOIN US FOR A CARD MAKING CLASS

Saturday, July 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. RSVP Required.



WOODLAKE REALTOR REPORT

COMPASS

Top 2 Reasons People Move

- To Be Closer to Family
- Need A Larger Home

These dynamics are true nationally and here at Woodlake

What Are Your Dreams?

Please Contact Us For A No Pressure Evaluation

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.

"Your Woodlake Realtors"



JAMES SHERMAN DRE# 01416978

650.924.5772

james.sherman@compass.com
WoodlakeRealtor.com

JUST LISTED! 808 N DELAWARE ST

Completely Renovated Spectacular Townhouse

- Prime Location - Truly the BEST of Woodlake!
- 2 Bedroom • 1.5 Bath • **Offered at \$975,000**

JUST LISTED! 820 N DELAWARE ST

- 2 Bedroom • 1 Bathroom • 2nd Floor Courtyard
- RARE 2G Floor Plan! • **Offered at \$699,000**

JUST SOLD! 802 N DELAWARE ST

- 1 Bedroom • 1 Beautifully Renovated Bathroom
- **SOLD for \$525,000**



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.**

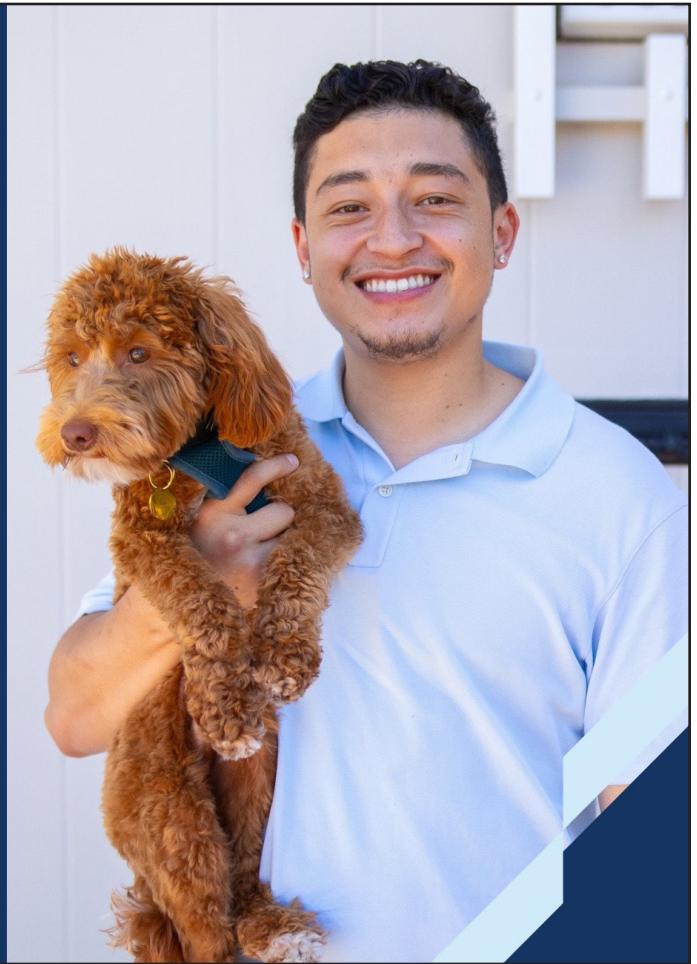
CONTACT ME TODAY

☎ 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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Serving San Mateo, Peninsula & SF
Available 7 Days a Week

Handyman

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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Sharlyne Murphy

DRE 02097147

REALTOR®

M: 408.455.6499

Sharlyne.Murphy@compass.com

TheBayAreaAgent.com



Management

Did you know...

Woodlake Anchor has served the Woodlake community since 1997!



HAPPY 4th OF JULY!

We wish all of our friends at Woodlake a wonderful summer—enjoy the pools, the tennis courts, and the camaraderie until Labor Day!

SALES UPDATE

A 1 bedroom in D building will be coming up shortly and be published widely: 1 C floor plan, 752 sq.ft.

The summer is kicking into high gear, as are the options for buyers in and around Woodlake. Let us know if you need information for Woodlake or San Mateo County.

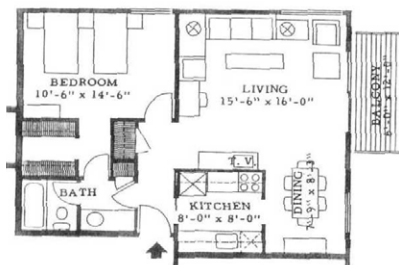
Woodlake Anchor Property Management

520 Peninsula Ave, San Mateo, CA 94401 | DRE01943875

Woodlakeanchor.net | Rentals (650) 375-1596



July Update

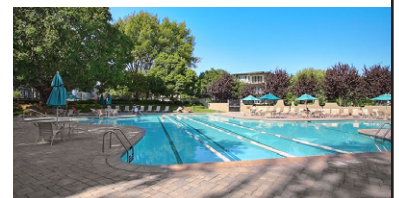


NEW LISTING

**Large "1C" 1 bedroom
In D Building, Southern View!**

RENTAL UPDATE

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