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Thanks to the Maintenance Team for Their Monumental Effort

Woodlake is lucky to have one of the most dedicated and hardworking maintenance teams around, and they proved it again with their recent monumental effort in cleaning up the overgrown tules in our beautiful lake.

Led by Maintenance Supervisor **Fredie Tamsi**, the team including **John Cabilin**, **Aliosky Reyes**, **Roel Cantoria**, **Rowel Baliton**, and **Jorge Castillo** (*left to right in photo above*) took on the backbreaking task of digging up and removing the dense, overgrown vegetation by hand. Their hard work is saving the Association thousands of dollars while helping restore the lake to its natural beauty.

This is just the first phase of a larger project to revitalize the lake. In the future, we plan to remove the accumulated sludge at the bottom of the lake and develop a regular maintenance plan to keep the water and surroundings in better condition for years to come.

We can't thank our team enough for their incredible effort, skill, and dedication. Not only did they accomplish an enormous job with determination and care, but they also continue to demonstrate their long-standing commitment to our community.

These amazing team members have been serving Woodlake for a combined total of 95 years.

- **Fredie Tamsi** – 25 years
- **John Cabilin** – 23 years
- **Aliosky Reyes** – newest member of the team
- **Roel Cantoria** – 15 years
- **Rowel Baliton** – 10 years
- **Jorge Castillo** – 22 years

Their experience and loyalty are a true asset to Woodlake, and we are so proud and grateful to have them. Next time you see one of these hardworking individuals around the property, be sure to give them a wave or a heartfelt "thank you." They've earned it!

Board of Directors

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

Woodlake Team Members

General Manager: TBD
Facilities Manager: TBD
Operations Director: Seru Raturala
Maintenance Supervisor: Freddie Tamsi
Facilities Coordinator: Joffree 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)
(650) 342-7002 Available 24/7

The Manor Association

Accounting questions:
(650) 637-1616
cs@manorinc.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

A Star-Spangled Celebration: July 4th at Woodlake

Woodlake came alive on July 4th as over 250 residents gathered to celebrate Independence Day with friends, neighbors, and family at our annual BBQ. The sun was shining, the music was playing, and the spirit of community was as vibrant as ever.

Residents enjoyed a delicious BBQ prepared by our talented chefs, Seru and Joe, who kept the grill hot and the plates full. The day started with coffee and donuts, and events that included a watermelon-eating contest, a putting contest, and a team trivia contest, along with games and crafts for the children.

Music throughout the day was provided by DJ Joe Cannizzaro, whose tunes kept the energy high.



We extend a heartfelt thank you to everyone who made this event possible:

Events Committee

Joy (chair), Anica, Jo-Ann, Liza, and Nisa—your planning and dedication ensured everything ran smoothly.

Woodlake Staff

James, Joe, Laura, Liz, Mac, Roger, Seru, and Tami—we couldn't have done it without your hard work behind the scenes with the setup and decorations.

Volunteers

We're so grateful to the many residents who volunteered their time and energy, including Barbara, Carol, Darra, Darren, Deeann, Inna, Irene, Jim, Lynn, Martha, Mary, Marilou, Peggy, Rich, Roger, Ruki, Stannie, and Tim.

It's thanks to each of you that our community can come together and celebrate moments like these. Here's to more memorable events ahead!

We're always looking for volunteers to help make Woodlake events fun and successful! It's a great way to meet your neighbors, lend a hand, and be part of the community spirit that makes our events so special.

Contact: Joy at (650) 302-6309
or email eventswoodlake@gmail.com



The Dog in the Photo: How Suzanne Camac Found Ruby

Suzanne Camac is a familiar presence at Woodlake, often seen with her beloved Australian Labradoodle, Ruby. With a career spanning over two decades at Gap Inc., a passion for antiquing, and a deep commitment to her community, Suzanne's life is full of meaningful connections and dedicated service.

A Global Journey

Born in New Zealand to Scottish and English parents, Suzanne's family immigrated to Australia when she was eight. Her accent may be Australian, but her roots span continents. After working in retail in Sydney, an opportunity brought her to the U.S., where she joined Gap Inc. in 2002.

Over the years, she's worked for several of the Gap brands (Gap, Old Navy, and Banana Republic). Suzanne has held diverse roles, from inventory management to logistics, and now thrives in a startup-like division within the company, helping smaller e-commerce retailers leverage Gap's distribution network. "It's exciting to learn new things while relying on my experience," she says.

From Corporate Life to Collecting History

Just as she carefully curates supply chains at work, Suzanne applies the same discerning eye to her passion for antiquing. Her condo, purchased when she moved to Woodlake in 2010, showcases her love for historical treasures from the mid-1800s to early 1900s. Among her prized possessions are Roman coins and a watercolor by a British naval admiral, a piece she discovered was worth far more than she paid.

"I've always been drawn to history. There's something magical about holding a piece of the past. Each item has its own story, just waiting to be discovered." This passion for preservation carries through to her community work, where she values both Woodlake's history and its future.

A Dedicated Leader

Suzanne's commitment to Woodlake runs deep. She served on the Board of Directors for six years, first from 2013 to 2016 and again from 2019 to 2020. Her tenure was characterized by a strong sense of responsibility and a commitment to transparency, particularly during challenging times. Though she humbly downplays her contributions, her leadership helped guide Woodlake through periods of change, always with the community's best interests at heart.

Ruby: A Serendipitous Gift

Suzanne's life changed forever in 2019 when Ruby entered it. The story of how this Australian Labradoodle came to be hers is nothing short of fate.

One of the most charming chapters in Suzanne's story began during her temporary assignment with Gap Inc. in New York. When the company relocated part of its operations from San Francisco to Manhattan, Suzanne found herself working in a bustling office where permanent desks were scarce.



"I was given a makeshift workstation in a hallway," Suzanne recalls with a laugh. "It had this incredible floor-to-ceiling window with a view of the Manhattan skyline, so I certainly couldn't complain." But there was one problem—when she'd return from weekend trips home to California, she'd often find someone else at her temporary workspace.

A colleague suggested personalizing the space to claim it. Suzanne took this advice to heart, printed out a name tag for her desk, and added a framed photo of a non-existent husband. Then she thought, "What family is complete without a dog?"

Searching online for the perfect canine companion, Suzanne came across an image of an adorable Australian Labradoodle. "There was just something about that sweet face," she remembers. The printed photo joined her husband's picture on the desk, creating the illusion of a complete family and successfully marking her territory.

Little did Suzanne know that this office decoration would prove prophetic. Years later, when a friend encouraged her to finally get the dog she'd always wanted, she found herself face-to-face with a real-life version of that very same dog from her New York desk.

"It was uncanny," Suzanne says. "The breeder showed me this little fluffball, and I realized she looked exactly like the dog in that photo I'd printed years before." That puppy was Ruby, who would become not just a pet but a life-changing companion.

The photo that once guarded a temporary workspace in New York became a symbol of destiny fulfilled. "Sometimes life plants seeds without us realizing," Suzanne reflects. "That little desk decoration turned out to be a preview of one of the greatest joys of my life. The universe gave me the perfect dog," she reflects. Ruby is not just a dog but a source of life lessons, teaching Suzanne patience, kindness, and the beauty of unconditional love.

Ruby's calm demeanor and social nature have made her a favorite at Gap's offices, where she provides "Ruby therapy" to stressed colleagues. "People come down on their lunch breaks just to sit and play with her," Suzanne shares.

Words of Wisdom

Suzanne enjoys Woodlake's strong dog community and the friendships she's formed through Ruby. When asked what Ruby has taught her, Suzanne smiles. "Dogs show us how to live in the moment, love unconditionally, and find joy in the simplest things. Ruby reminds me every day to be present and kind."

Look for Suzanne and Ruby around Woodlake, especially after Ruby's grooming appointments when she sports adorable little bows!

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 of \$500.

Woodlake Bids Farewell to General Manager Jeff Chin



As Jeff Chin prepares to depart Woodlake on July 31, 2025, we want to take a moment to recognize and thank him for his dedicated service to our community. Jeff arrived in 2021 as Assistant General Manager under Bonnie Brose and quickly became an integral part of the Woodlake team. When Bonnie left in 2023, Jeff stepped into the role of General Manager, bringing a fresh approach marked by strong communication, accessibility, and a genuine commitment to residents.

Jeff's leadership style was rooted in trust and collaboration. Rather than micromanaging, he empowered his team—Freddie, Seru, and others—to handle day-to-day operations stepping in only when needed. "I just take everything a day at a time," he shared. "As long as we get it all done, that's what matters." His hands-off yet supportive philosophy fostered a strong, efficient team dynamic.

Residents quickly noticed the difference under Jeff's management. Where past leadership had been distant, Jeff made sure people felt heard. "Jeff made people feel valued; that wasn't always happening before," one resident remarked. Jeff credited mentors like Jim Valentine for shaping his approach: "You have to show up. If you disappear, people notice." And show up he did—whether resolving accounting issues, advocating for residents, or simply being present.

Outside of work, Jeff is a devoted family man. He lives in San Francisco with his wife, their six-year-old son Miles (a budding aviation enthusiast), two dogs, and an albino turtle. Jeff studied 3D animation at the Art Institute in San Francisco, and he still finds time for creative projects, like building elaborate Lego sets with Miles.

In his next chapter, Jeff will remain with Common Interest Management (CIMS) but transition to a new set of properties, allowing him to spend more time with his family.

Jeff leaves behind a legacy of integrity and kindness. As he put it, "I want the team here to succeed," a sentiment he has carried through even while preparing for his own transition.

Jeff, thank you for everything you've done to support this community and for leading with humility and heart. We wish you and your family all the best in this next chapter!



The Manor Association

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

(650) 637-1616

cs@manorinc.com

ACTIVITIES AT WOODLAKE

BINGO

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

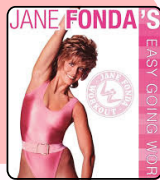


CALIFORNIA MAHJONG

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: 8/23, 9/20, 10/18 & 11/22
11am - 12:30pm
Clubhouse - RSVP Required

Join Woodlake's Book Group

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

Happy Anniversary!

Michael Tamsi - 3 years

RSA Monthly Report

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

Package Theft

Package thefts reported in Buildings 801, 803, 815, and 818.

Vehicle Vandalism

Vehicle vandalism reported in Building 801 and the C garage.

Suspicious Activity

Suspicious activity reported in the B garage.

Marijuana Smoking

Odor of marijuana reported in Buildings 800, 835, and 902.

Wood Smoke

Odor of wood smoke reported in Building 902.

Balcony & Parking Violations

Several citations and violations issued for balcony and parking infractions.

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.

Earthquake Insurance Now Available through Motus

Woodlake participates in the Motus Earthquake Insurance Program, which gives owners the option to purchase individual earthquake insurance.

Please note: Woodlake does **not** carry earthquake insurance for the community.

To learn more or to enroll, contact:
Motus at **(833) 668-8746** or info@motusins.com.

The deadline to sign up or renew is **August 15, 2025**.



manor

Kick-Off Event

SATURDAY, AUGUST 2, 2025

9 AM - 11 AM

JOIN US FOR COFFEE & DONUTS AT THE CLUBHOUSE

Meet the Manor Team

Get Help Setting Up Your Payments

Get Training on Using Manor's Online Portal

Get Your Questions Answered

Classified Ads:

Do you have something you'd like 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:** File Cabinet with 1 small & 2 large drawers, like new with platform & keys \$40.00. Also available: Teak Wood Table Top, Electric outdoor BBQ grill, used once, still in box with papers \$40. Contact Carmen at (650) 291-1758.

❖ **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:** Two (2) deck chairs with cushions \$40 or best offer. Can send a photo if interested. Contact: Ruki (650) 346-1845

❖ **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. Also available: Two Wall Clocks \$25.00 each. Contact Gen at genhum40@gmail.com.

August 2025

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



LABOR DAY BBQ

Monday, September 1

Woodlake Main Pool

Handmade with Heart: Monthly Card-Making Class



Looking for a creative way to spend your Saturday and meet new neighbors? Join us each month for a fun and inspiring Card-Making Class led by Susan Ahearn.

Susan brings everything you need, supplies, materials, and plenty of creative ideas, to help you craft two unique, handmade cards. Just bring your imagination and enjoy making something special!

For just \$4.00, you'll enjoy a welcoming atmosphere, connect with neighbors, and take home two beautiful cards to keep or give as gifts.

Saturday, August 23, 2025

11:00 am to 12:30 pm, Clubhouse

eventswoodlake@gmail.com

(650) 302-6309

Space is limited—reserve your spot today!

WOODLAKE REALTOR REPORT

COMPASS

YTD ACTIVITY AT WOODLAKE

	Active Avg Price	SOLD Avg Price
TH 3 Bed 2.5 Bath	1 Unit \$1.2M	1 Unit \$970K
TH 2 Bed 1.5 Bath	1 Unit \$940K	N/A
2 Bed 2 Bath	2 Units \$839K	1 Unit \$740K
2 Bed 1 Bath	2 Units \$699K	3 Units \$702K
1 Bed 1 Bath	7 Units \$543K	7 Units \$553K
Studio	1 Unit \$498K	2 Units \$429K

Note: 14 Units SOLD this year versus 12 Units SOLD in 2024 and 19 Units in 2023.

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



SUZANNE GARCIA DRE# 01985329

650.924.5772

suzanne.garcia@compass.com
WoodlakeRealtor.com

STILL AVAILABLE!

820 N DELAWARE STREET

- 2 Bedroom • 1 Bath • Second Floor Courtyard
- **Offered at \$699,000**

JUST SOLD!

845 N DELAWARE STREET

- 2 Bedroom • 2 Bath • Desirable Floor Plan
- **SOLD for \$740,000**

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.**

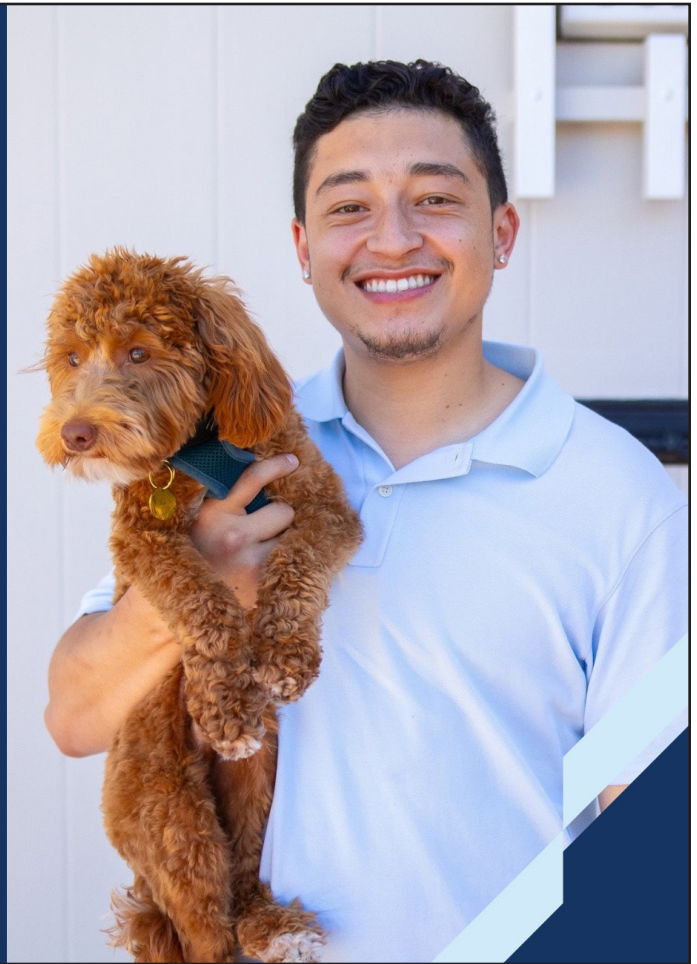
CONTACT ME TODAY

☎ 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
- ♦ Tile & Granite
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- ♦ Flooring
- ♦ Painting
- ♦ Popcorn Ceiling Removal / Abatement
- ♦ Soundproofing
- ♦ Shower Valve Replacement
- ♦ Exhaust Fan Replacement
- ♦ Electrical / Lighting

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Jim Billings
Call or text: 415-74 7-7222

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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

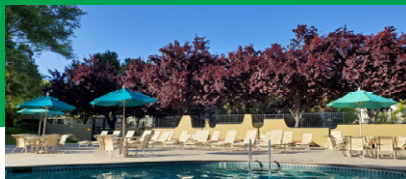
TheBayAreaAgent.com



Management

Did you know...

Woodlake Anchor has served the Woodlake community since 1997!



HOT SUMMER DEALS

Renewed Sales Activity at Woodlake: despite the Balcony project, units are being listed and sold at Woodlake. As one of the premier complexes in the Bay Area, Woodlake is holding its own!

COMING SOON

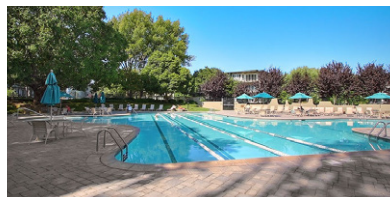
STUDIO - Perfect Entry-Level Property at Woodlake

Woodlake Anchor Property Management

520 Peninsula Ave, San Mateo, CA 94401 | DRE01943875

Woodlakeanchor.net | Rentals (650) 375-1596

August Update



Coming Soon :

932 Peninsula

Top Floor 2 bedroom



RENTAL UPDATE

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

For Sale

803 N Humboldt 401

1C, Top Floor, Skylights!

Southern View, \$550,000

Exploring rental & property management options?
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