

# Roseville *Living*

FIRST EDITION



## THE GUILLORY FAMILY

*Finding it All in Roseville*

ON PAGE 6

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Have feedback, ideas or submissions? We are always happy to hear from you! Deadlines for submissions are the 10th of each month. Go to [www.bestversion-media.com](http://www.bestversion-media.com) and click "Submit Content." You may also email your thoughts, ideas and photos to: [pamthompson@bestversionmedia.com](mailto:pamthompson@bestversionmedia.com).

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#### Are you on the association board for your subdivision?

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Content Due .....	Edition Date	Content Due .....	Edition Date
December 10 .....	January	June 10 .....	July
January 10 .....	February	July 10 .....	August
February 10 .....	March	August 10 .....	September
March 10 .....	April	September 10 .....	October
April 10 .....	May	October 10 .....	November
May 10 .....	June	November 10 .....	December

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### Welcome to Roseville Living!

I'm excited to share this very first issue with you. This magazine was created with one simple goal: to celebrate the people, stories, and spirit of our amazing West Roseville community.

Whether you're new to the area or have called this place home for years, my hope is that each issue feels like a friendly wave from across the street—full of neighborly updates, inspiring spotlights, and things you actually want to know about what's happening around town.

*Roseville Living* is here to highlight what matters to you: your kids' achievements, your growing businesses, the family that just moved in down the street, and all the fun events that bring us together throughout the year. Each month, we'll introduce you to a featured family, spotlight trusted local professionals, and share a calendar of upcoming happenings and ways to connect.

Whether you're looking for ways to get involved or simply want to feel more connected to the people around you, I hope this magazine becomes something you look forward to reading and sharing.

Have a story, event, or local highlight to share? We'd love to hear from you—and feature it!

Here's to building something beautiful—together.



Warmly,

*Taleen Vartanian*

Publisher, *Roseville Living*

#### Publication Team

**Publisher:** Taleen Vartanian  
**Content Coordinator:** Pamela J. Thompson  
**Designer:** Mark Myers  
**Photographer:** Rachelle Photography,  
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#### Advertising

Taleen Vartanian  
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# Master Pavers and Landscaping

EXPERT CONTRIBUTOR

By Lucy Carvalho

What makes the landscaping field unique is its power to completely transform not just spaces, but also how people live and feel in their environments. At Master Pavers and Landscaping, we blend creativity, sustainability, and functionality to enhance curb appeal and outdoor living. The best part of what I do every day is seeing a client's face light up when they walk into a space that feels like theirs—beautiful, purposeful, and perfectly designed for their lifestyle.

Many clients are surprised to learn how much of our work involves permitting, drainage planning, and soil preparation. Another little-known aspect is our 3D design service, which allows clients to visualize their space before construction begins, reducing surprises and increasing satisfaction.

Our work impacts the community by creating functional and inviting outdoor spaces where families can gather, relax, and connect with nature. Whether it's installing a paver patio for family barbecues or designing a drought-tolerant front yard that saves water, we bring value that goes beyond aesthetics. One common misconception is that landscaping is just "planting and paving"—in reality, it's strategic design, and project management wrapped in artistry.



Some things to think about when you're considering a new landscaping project:

- Always plan landscaping with purpose. Think about how the space will be used, not just how it looks.
- Invest in quality materials like pavers and native plants—they're more cost-effective in the long run.
- Don't skip drainage, irrigation and lighting systems—they extend the life and usability of your landscape.



- Work with professionals who understand local climate zones to ensure sustainable, low-maintenance results.

Landscaping plays a key role in sustainable urban living. With climate concerns on the rise, people should expect the industry to focus more on water-efficient designs, eco-friendly materials, and smart outdoor technologies. At Master Pavers and Landscaping, we're committed to staying ahead—offering solutions that are both beautiful and environmentally responsible.



The Guillorys.  
(Photo by Rachelle  
Photography)

*We would like to thank Clear Choice Janitorial, Inc. for bringing you this month's cover story.*

The Guillory Family—Anthony, Raquel (better known as Rocky), Mateo and Sebastian—love Roseville and everything it has to offer.

Anthony is originally from San Francisco, and Rocky is originally from the East Bay; they met through mutual friends over 20 years ago.

"We didn't follow the traditional script," Rocky says. "Instead, we mastered the art of 'almost but not quite yet,' dating on and off as life pulled us in different directions."

Anthony went to California State University, Sacramento (CSUS), and found that he really loved the area.

Rocky stayed in the Bay Area, where she attended college and was a cheerleader for the San Francisco 49ers; doing both honed Rocky's time management skills and led to her career in media and marketing, which took her to Los Angeles for over eight years. She and Anthony stayed friends, supporting each other from afar until everything fell into place 10 years ago.

"Now we're husband and wife, building our beautiful family together," Rocky shares. "Turns out we were always meant to end up here; we just took the scenic route to get there."

Rocky is a Director of Member Success for a nationally recognized real estate mastermind, and works with "high-wealth, successful real estate entrepreneurs—basically helping successful people become even more successful," she shares.

Anthony has spent over 15 successful years in real estate investment. "These days, he's channeling that expertise into business development in the urban forestry division, proving that you can literally grow your career in any direction," Rocky says.

Rocky and Anthony have twin boys, Mateo and Sebastian, who are both math wizards and have distinctly separate personalities.

“

**Mateo has the biggest heart and the strongest sense of self we've ever seen. He knows exactly what he likes and what he doesn't, and he's not shy about it!"** Rocky says.

"His great sense of humor keeps us all laughing, and right now he's completely obsessed with all things Sonic.

"Sebastian is our naturally curious one-of-a-kind boy who approaches everything new with such excellence it amazes us. He's got that sweet, investigative spirit that makes him dive headfirst into any challenge or opportunity. Like his brother, he's an absolute sweetheart who lights up every room he enters."

The family lost their beloved dog Kevin last Easter. "He was truly our first child and the twins' big brother," Rocky says. "Kevin is

# Finding it All in Roseville

By Pam Thompson



Walking a dinosaur.

deeply missed every single day, but we carry forward all the joy and love he brought into our lives."

Sports are a big part of family life. "Anthony was the quintessential all-around athlete growing up, while I brought my own flair to the table with professional dancing and various sports," Rocky shares. "Our twins are living proof that the apple doesn't fall far from the tree—they've literally done it all!

"From gymnastics to flag football, soccer to baseball, these boys are fearless when it comes to trying new sports."

Both boys play soccer through Roseville Recreation, and Anthony is one of their coaches. They are also in the Roseville Pony League for baseball, where they have played for the Firefighters with Anthony as one of the assistant coaches. Batting practice, family kickball games, and playing doubles pickleball right on their own court are also things the family does together.

The Guillorys have lived in the Crocker Ranch Development in West Roseville for five years, and are members of St. Claire's Catholic Church, where they've "found an incredible community that feels like an extended family," Rocky says.

"After COVID, Anthony threw out an idea: 'What if we moved to Roseville?' He'd always loved the area since his college days at Sacramento State, but I'll be honest—I hadn't been very exposed to anything outside of the

Continued on page 8





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At the beach.

### Cover Story continued from page 6

Sacramento area and had no idea about Roseville. It was definitely uncharted territory for me!” Rocky shares.

“We decided to take a leap of faith with a safety net: we’d invest two years, and if it didn’t work out, we’d move back to the Bay Area. It took us only a few months to be completely sold! We fell head over heels in love with Roseville so fast that we haven’t looked back since.

“Our community is filled with incredible families of every shape and size, plus the diversity that was so important to us when choosing where to raise our boys,” Rocky says. “But here’s the real magic—our neighbors throughout the development have become some of our closest friends, and we’re constantly doing fun activities together.”

That includes block parties and neighbors decorating for every holiday. Rocky says that Anthony is the “Clark Griswold of the neighborhood! This man goes all out with blow-ups, lights, and decorations for every single holiday. The kids around us absolutely love it, and honestly, so do the adults.”

Roseville provides lots of things for their family to do. “We’re regulars at the kid-centric shows and activities thrown by the City of Roseville,” Rocky says. The Placer County Fair is another favorite, as is the annual Splash event sponsored by the Roseville Chamber of Commerce.

A popular family destination is the Roseville Public Library. “As the boys are starting to read more, it’s become one of our favorite spots to help build their skills,” Rocky says. “Plus, there’s a really cool park right behind it, so we can combine story time with playground time—the perfect combo for keeping active twins happy!”

For travel, the family loves Mexico and Puerto Rico. “Puerto Rico holds a special place in our hearts since that’s where my family lives,” Rocky says, “so those trips are extra meaningful for connecting the boys with their roots.”

Favorite local destinations include Folsom Lake, Collins Lake, Lake Tahoe and Reno, and trips to Southern California include Disneyland, San Diego and Manhattan Beach, Rocky’s “old stomping grounds. There’s something special about sharing the places that shaped you with your own kids,” she says.

The Guillorys are thankful they moved to Roseville. “The warmth and kindness we’ve experienced here has been beyond anything we could have imagined,” Rocky says. “We found ourselves a real gem here, and every day we’re grateful we took that leap of faith to call Roseville home.”



The twins in Truckee on a family trip.



Kevin.



*Do you know a neighbor who has a story to share? Nominate your neighbor to be featured in one of our upcoming issues! Contact Pamela J. Thompson at [pamthompson@bestversionmedia.com](mailto:pamthompson@bestversionmedia.com).*



# Clear Choice Janitorial

By Pam Thompson

Clear Choice Janitorial (CCJ) is your local cleaning company that values relationships and results equally, providing everything from one time services to long-term partnerships.

"With more than 15 years of experience and a team deeply committed to quality and integrity, we go far beyond simple cleaning," says Glenda Albites. "We create spaces that feel fresh, safe, and cared for."

"We offer residential and commercial janitorial services in Roseville, Sacramento, Elk Grove, Rancho Cordova, the Bay Area, and San Jose, always guided by the same principle: treat every space as if it were our own."

CCJ offers a variety of services, including:

- Daily janitorial and commercial maintenance
- Office and medical facility cleaning
- Floor care: waxing, stripping, polishing, and more
- Carpet, upholstery, and tile cleaning
- Window cleaning and pressure washing
- Move-in/move-out services
- Post-construction cleaning

"Whether it's a bustling office, a family-owned shop, or your own home, our services are designed to bring out the best in every space," Glenda says. "Every service is delivered with

professionalism, attention to detail, and a commitment to excellence that our clients have come to rely on.

"We've been proudly serving our community for over 15 years, and our journey began with something simple but powerful: a deep belief that everyone deserves a clean, healthy, and welcoming space—whether at work or at home."

CCJ's core principles are respect, reliability, and results, and the business has been built through hard work, family values, and community spirit.

"At Clear Choice Janitorial, our philosophy is simple: cleaning is not just a task—it's a trust," Glenda says. "We believe that when people invite us into their homes, offices, or businesses, they're not just expecting spotless floors or shiny windows—they're trusting us with the environments where they live, work, and grow."

"More than anything, we believe in the power of a well-kept space to bring peace of mind, boost productivity, and support overall well-being. When people feel good in their environment, everything else runs smoother—and we're proud to play a role in making that possible."

Inspiration comes from "the people we serve—the families, business owners, and team members who put their trust in us every day," Glenda says. "What we enjoy most is the visible impact of our work. Whether it's helping a small business make a strong first impression, or giving a busy parent the peace of mind that their home is clean and safe, it's rewarding to know that what we do genuinely makes life a little easier, and brighter, for someone else."



"We believe fun and professionalism can go hand in hand. We like to keep things light on the job—from friendly team banter during breaks to celebrating birthdays with cake—lots of cake," Glenda shares. "Cleaning may be serious business, but laughter makes the work feel lighter."

"One of our favorite stories actually started with a misunderstanding. A client once called us in a panic, convinced they had a 'mystery stain' spreading across their office carpet," Glenda shares. "When we arrived, ready with all the heavy-duty tools, we quickly discovered... it was a spilled latte that someone had tried to 'clean' with hand sanitizer and a paper towel! We had a good laugh about it, cleaned it properly, and now they call us before trying any DIY fixes."

Working in Roseville is a rewarding experience. "We'd just like to say thank you—to our loyal clients, our hardworking team, and the entire Roseville community," Glenda says. "It's because of your trust and support that we've been able to grow, improve, and continue doing what we love."

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# August

Thursdays, August 7 and 21

## Time Travel Thursday

@Maidu Museum and Historic Site

Learn about Roseville's rich history as the homeland of the Nisenan Maidu people, who have lived in the area for thousands of years. Start with a docent-led museum tour at 10 a.m., then embark on a fun summer scavenger hunt for a chance to win a prize. Afterward, enjoy a self-guided walk through the historic site to explore ancient rock carvings and bed-rock mortars. Great for all ages. Reservations and parent/guardian participation required.

Time: 10am

Cost: \$7, free for children under 2 and museum members.

[roseville.ca.us/government/departments/library/maidu\\_museum\\_historic\\_site/events\\_exhibits](http://roseville.ca.us/government/departments/library/maidu_museum_historic_site/events_exhibits)

Fridays, Saturdays, Sundays,  
August 8 through 17

## Roald Dahl's Matilda The Musical

@Roseville Theatre Arts Academy

Inspired by the twisted genius of Roald Dahl, this Tony Award-winning *Roald Dahl's Matilda The Musical* is the captivating masterpiece from the Royal Shakespeare Company that revels in the anarchy of childhood, the power of imagination and the inspiring story of a girl who dreams of a better life.

Time: 7:30pm Fridays and Saturdays,  
2pm Sundays

Cost: \$23

[rosevilletheatreartsacademy.com](http://rosevilletheatreartsacademy.com)

Sunday, August 10

## Music in the Park

@Royer Park

Dylan/Dead with Lovin' Dead, a tribute to Bob Dylan and the Grateful Dead.

Time: 6–8pm

Cost: Free

[info@rosevillemusicinthepark.com](mailto:info@rosevillemusicinthepark.com)



Thursday, August 14

## Food Truck Mania

@Vernon Street Town Square

Chow down in downtown with SactoMoFo at Food Truck Mania. Vernon Street Town Square will be the place for a delicious range of gourmet food trucks, live music and a kids zone.

Time: 5–10pm

Cost: Free

[sactomofo.com](http://sactomofo.com)

Friday, August 15 through Friday, September 26

## Celebrating 60 Years at Blue Line Arts // SCG Art National

@Blue Line Arts

Time: Tuesdays–Saturdays 11am–5pm

Cost: Free

[bluelinearts.org/exhibitions](http://bluelinearts.org/exhibitions)

Friday, August 15

## Rock Art Mysteries Tour

@Maidu Museum and Historic Site

See the petroglyphs like you have never seen them before. Special lighting brings out carved details that are only visible during this tour. Enjoy a walk after dark and learn the history of the unique artifacts on the Historic Site. The tour will begin after Campfire.

Time: 9pm

Cost: Free

[roseville.ca.us/government/departments/library/maidu\\_museum\\_historic\\_site/events\\_exhibits](http://roseville.ca.us/government/departments/library/maidu_museum_historic_site/events_exhibits)

Saturday, August 16

## Dog Days of Summer – Dog Park Dedication Tour

@Arno Dog Park, Zig & Eivo Dog Park, Fargo Dog Park

This is the ulti-mutt dog park tour! Roll over to each location as we formally dedicate each of the recently dog parks named in honor of Roseville K-9 Officers.

Time: 9–11am

Cost: Free

[roseville.ca.us](http://roseville.ca.us)



Saturday, August 16 through

Saturday, September 27

## Wanderlust // Life in Ink // Mari Emori // SCG National: Jane Ingram Allen

@Blue Line Arts

Time: Tuesdays–Saturdays, 11am–5pm

Cost: Free

[bluelinearts.org/exhibitions](http://bluelinearts.org/exhibitions)

Saturday, August 16

## Concerts on the Square

@Vernon Street Town Square

Enjoy Pyromania (Music of Def Leppard) in this month's Concert on the Square.

Time: 7:30–10pm

Cost: Free

[parksandrec@roseville.ca.us](mailto:parksandrec@roseville.ca.us)

Saturday, August 23

## Artist 2 Artist | August – Critique

@Blue Line Arts

Looking for fresh perspectives on your artwork? Join Blue Line Arts for the Artist 2 Artist | August–Critique, a collaborative session where artists can share their work and receive constructive feedback in a supportive and creative environment.

Time: 11:30am–1:30pm

Cost: Free

[bluelinearts.org](http://bluelinearts.org)

*At the time this issue went to print, all event details were accurate to the best of our knowledge, but please check event websites or call ahead for the most current information.*





## BUSINESS PROFILE



## LEGACYBUILD CONSTRUCTION

By Pam Thompson

Legacybuild Construction (LBC) is based in Roseville, providing “quality residential and commercial construction services—from custom home builds to renovations, remodels, and property management”, says RJ Yavorskiy. “We’re proud to serve Northern California with craftsmanship, integrity, and a heart for family and community.

“For years, we’ve been a trusted partner to families, business owners, and communities across Northern California. Every project is more than just bricks or drywall—it’s a vision, a story, and a legacy.

“Our journey began in 2011, originally focused on fire restoration and disaster relief. Back then, LBC was about rebuilding homes—and hope—for families facing some of life’s hardest moments.

“Over time, especially after the pandemic, we felt a deeper shift,” RJ shares. “We naturally gravitated toward residential construction, working with homeowners and helping them not just recover, but dream again. That’s when we realized: our true passion was in building futures, not just fixing the past.

“While restoration remains a part of who we are, our primary focus has evolved; Legacybuild underwent a complete transformation—a full rebrand and rebirth,” RJ continues. “As second generation builders, construction is in our DNA, but for us, this is more than a trade. It’s about people, faith, and building something meaningful—something that lasts—for our clients, our team, and our communities.”

LBC has a simple philosophy, to “treat every project like it’s for our own family,” RJ shares. “We blend traditional values—like honesty, respect, and craftsmanship—with innovative, sustainable building practices. We’re grounded



in our Christian faith, and we aim to honor God in everything we do.

“Our biggest inspiration is the families and business owners we serve. Knowing we’re helping people build their dream homes or improve their properties is incredibly rewarding,” RJ says. “What we enjoy most is seeing the joy and relief on our clients’ faces when their vision becomes reality.”

Everyone at LBC also enjoys funny things that happen on the job.

“One time, during a home renovation, a client’s dog ‘approved’ every design choice by sitting on the newly installed tile or freshly painted trim,” RJ shares. “It became our unofficial quality check!”

The company will be growing in the next few years, helping to grow the local economy. “We’re expanding into new counties, offering more services, and creating job opportunities for local talent,” RJ says. “We invite anyone who shares our values and vision to join us on this journey.”

As a locally owned business, family and the community are important. “We’re a family-run business and proud of it. Many of us are raising our own families right here in Roseville and surrounding areas,” RJ shares. “We’re involved in local churches, community events, and support youth programs whenever we can. Faith and family are at the center of who we are.”

LBC is committed to Roseville and the surrounding communities. “We’re here not just to build structures, but to build relationships. We’re your neighbors, and we care about this community deeply. Whether you need advice, a full remodel, or just want to explore your options, we’re always happy to connect.”

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At Legacybuild Construction, we know your home is more than a structure—it's where your story unfolds. With years of experience across Northern California, we bring integrity, craftsmanship, and care to every renovation.

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# It's Football Season!

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Woodcreek Head Coach Kyle Stowers.

By Pam Thompson

## Woodcreek High School

Woodcreek High School (WHS) is welcoming Coach Kyle Stowers back to the gridiron this fall for the Timberwolves' 2025 season.

After a six year break, during which he taught AP history, U.S. history, and physical education at WHS for the past 12 years, Coach Stowers is taking over head coaching duties for the varsity football team.

Coach Stowers was the WHS co-head coach with Brad Hunkins from 2015 to 2018, compiling a 19-22 record and leading the team to one playoff appearance. Coach Hunkins then served as head coach from 2019 through the 2024 season.

Coach Stowers is an alumnus of Occidental College, where he played football. He went on to coach at Colfax High School under Tony Martello, and then spent two years at Del Oro High School under Casey Taylor. He started coaching at WHS on his brother's staff for the 2013 season.

## Kolton Miller Football Camp

Roseville High School (RHS) welcomed alumnus and Las Vegas Raiders tackle Kolton Miller back on Saturday, June 17 for his third annual free football camp. Over 200 athletes turned out for the camp, which was open to kids ages 7-14 and ran from 9:00 a.m. to noon.

Kolton is a Roseville native and former RHS Football standout. Entering his seventh season with the Raiders, he was a first-round pick (15th overall) in the 2018 NFL draft. Giving back to the Roseville community is important to him, and his annual camp encourages young athletes to learn football fundamentals and build their confidence both on and off the field.



Woodcreek Head Coach Kyle Stowers.



Roseville High School Head Football Coach Adam Reinking and Kolton Miller.



High-fiving kids as they run out of the tunnel, alongside two of his Raiders teammates — Jordan Meredith and Dalton Wagner — who were also helping out at the camp.

## Lenie's Pictures

Allene Salerno (916)751-9004 [Leniespictures@gmail.com](mailto:Leniespictures@gmail.com)



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# Fall Football Schedules

Compiled by Pam Thompson

## Football Schedules

### Roseville High School

<b>8/15:</b>	<b>RHS Jamboree</b>	<b>5/7 p.m.</b>
<b>8/22:</b>	<b>Antelope (Alumni Night)</b>	<b>5/7:30 p.m.</b>
8/29:	Oakmont	5/7:30 p.m.
<b>9/5:</b>	<b>West Park (JTN)</b>	<b>5/7:30 p.m.</b>
9/12:	Woodcreek	5/7:30 p.m.
<b>9/19:</b>	<b>Destiny Christian (HC)</b>	<b>5/7:30 p.m.</b>
9/26:	Bye	
10/3:	Yuba	5/7:30 p.m.
<b>10/10:</b>	<b>Nevada Union (Senior Night)</b>	<b>5/7:30 p.m.</b>
10/17:	Twelve Bridges	5/7:30 p.m.
10/24:	Del Campo	5/7:30 p.m.
<b>10/30:</b>	<b>Placer</b>	<b>5/7:30 p.m.</b>

### Woodcreek High School

<b>8/8:</b>	<b>Maroon and White</b>	<b>5–9 p.m.</b>
8/15:	Twelve Bridges	5/7:15 p.m.
<b>8/22:</b>	<b>Jesuit</b>	<b>5/7:15 p.m.</b>
8/29:	Whitney	5/7:15 p.m.
9/5:	Bye	
<b>9/12:</b>	<b>The Orange School</b>	<b>5/7:15 p.m.</b>
9/19:	Ponderosa	5/7:15 p.m.
<b>9/26:</b>	<b>Rio Americano</b>	<b>5/7:15 p.m.</b>
10/3:	Christian Brothers	5/7:15 p.m.
<b>10/10:</b>	<b>Vista Del Lago</b>	<b>5/7:15 p.m.</b>
<b>10/17:</b>	<b>Inderkum</b>	<b>5/7:15 p.m.</b>
10/24:	Bella Vista	5/7:15 p.m.
<b>10/30:</b>	<b>West Park</b>	<b>5/7:30 p.m.</b>

### West Park High School

8/15:	Vista Del Lago	5/7 p.m.
<b>8/22:</b>	<b>Whitney</b>	<b>5/7 p.m.</b>
<b>8/29:</b>	<b>Vacaville</b>	<b>5/7 p.m.</b>
9/5:	Roseville	5/7:15 p.m.
<b>9/12:</b>	<b>Reed</b>	<b>5/7 p.m.</b>
9/19:	Cordova	5/7:15 p.m.
<b>9/26:</b>	<b>Destiny Christian</b>	<b>5/7:15 p.m.</b>
10/3:	Antelope	5/7:15 p.m.
10/10:	Grant	5/7:15 p.m.
<b>10/17:</b>	<b>McClatchy</b>	<b>5/7 p.m.</b>
10/24:	Bye	
10/30:	Woodcreek	5/7:15 p.m.



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