



# Estudillo Homeowners Association Newsletter

[www.estudillo.org](http://www.estudillo.org)

## MEMBERSHIP UPDATE

It's never too late to join your homeowners association for 2004. Just fill out the form on the back of this newsletter and return to Denice Ballas. If you would like to be added to our email alert list please send a blank email to the following address: [estudillohomes-subscribe@yahoo.com](mailto:estudillohomes-subscribe@yahoo.com)

You will then be sent an email telling you what to do to subscribe. Once this is completed, your membership will be verified and you will be added to the list.

## BANCROFT FIELD PROJECT IMPORTANT COMMUNITY MEETING

The city of San Leandro and the San Leandro School District is inviting all interested persons to a BBQ and outreach meeting on **Wednesday August 4<sup>th</sup>** to discuss the proposed joint use agreement for improvement to Bancroft Fields. The BBQ is sponsored by the Dad's Club and will start at 6pm at Memorial Park. The community meeting will be at 7pm at Bancroft Middle School in the multipurpose room. We need to have a strong showing if we want this project to progress quickly. This will only happen if there is STRONG and VOCAL support. Please attend! Some homeowners have suggested adding a "tot lot" to the community wish list for the back lot on Cary drive. If you are interested in this project, please attend.

## SLPD OFFICER TO ADDRESS THE EHOA JULY MEETING

Would you like to get to know what is really happening on the streets of San Leandro straight from an undercover police officer?

Officer Jeff Tudor will join us on Tuesday July 20<sup>th</sup> at 7pm conference room B of the Main Library to give us the inside scoop. Here is a little back ground on Officer Tudor.

Born and raised in San Leandro, attended SLSH and graduated from Sonoma State University with a B.A. degree in mass communications. He played baseball at SSU.

He has been with SLPD for ten years and has worked patrol, Tactical Unit, Vice/Narcotics (undercover assignment involving drugs and prostitutes) Swat Team Member, Defensive tactics Instructor (control holds/self defense), Taser Instructor (less lethal weapon), Departmental instructor for drug related offences/recognition. Court Expert on various street drugs, Field training officer (train new officers).

Off duty time he competes in Triathlons (swim, bike, run) at various distances including the Ironman distance ( 2.4 mile swim, 112 mile bike, 26.2 mile run). Join us to learn more about crime in our city.

JULY 2004

## A MESSAGE FROM COUNCILMAN BILL STEVENS:

I frequently hear comments from north area residents regarding traffic on East 14<sup>th</sup> Street. Some are happy with the way it is now with one lane in each direction, a center median and bike lanes; others are unhappy with the traffic congestion during peak commute hours and would like to see the street return to 2 lanes in each direction. My colleagues on the City Council and I have recently approved a study to determine if the striping of the street should be restored to 4 lanes or if it should remain as it is today.

In the way of history, in 1999 the City undertook an extensive experiment to determine how effective it would be to convert East 14<sup>th</sup> Street between Hays Street and the north City limits from a four lane street to a two lane street with a 2-way turn median. Since then, members of the community have asked about traffic flow and pedestrian safety, while others have complained about congestion and collisions. Over the next few months, our Engineering and Transportation Department will be doing community outreach to get input from area residents regarding their preferences for the configuration of East 14<sup>th</sup> Street. The most important event will be a community meeting, likely this summer, to hear the opinions and preferences of the community.

Once an overall community consensus has been established regarding whether to change the striping or leave it as is, the recommendation will be taken to the Planning Commission in their capacity as a traffic advisory board. Then the recommendation of the Planning Commission will be brought before the City Council for review. If the consensus is to change the striping, we will need to find the funds to make the changes.

We will be looking for input from as many residents and business owners as possible. So, when you see an announcement of community opinion opportunities, please let us know what you think. As always, if you would like to discuss this or any City related matter with me, I welcome you to call me on my City voicemail box - 577-6000, ext. 9005 - or e-mail me at [bstephens@ci.san-leandro.ca.us](mailto:bstephens@ci.san-leandro.ca.us)

## IF I WERE MAYOR OF SAN LEANDRO

*by: Jenelle Nicholas (Jenelle was one of our four EHOA scholarship winners. This essay was a part of her scholarship application)*

If I were to encourage the future of San Leandro, I would focus my efforts on it's children and teenagers. As mayor of San Leandro, I would put more thought and money into the condition of our current high school and perhaps the construction of an additional high school. This thought and money

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would not only be placed into the beautification of the school's building, but of it's culture, too.

As mayor of San Leandro I would fearlessly declare that " the children are our future!". This statement does not mean that they will bring a future worthy of praise, but that they will be our future generation, non the less. When I moved to San Leandro in 1991 there were only three families with children on my street, now in 2004, there are at least eight young families only counting my side of the street. With such an increase of children and new housing developments there is going to be an increase of seats in the classroom. The city of San Leandro has made

**Next Homeowners Meeting-  
Tuesday JULY 20 TH- 7pm  
Guest Speaker - SLPD  
Officer Jeff Tudor  
Main Library, Conf. B  
Board meets at 6:30pm  
All are Welcome!**

and given new houses to many young families, but they have not prepared the schools for such an influx of students. This city has six elementary schools, two middle schools, and one high school. Each year that I have been at San Leandro High the amount of freshman has grown, but the faculty, classrooms, and classes have not. The San Leandro High School campus and academic classes have become too crowded. For our future generation to have the opportunity of a good and free education, there needs to be two high schools in San Leandro. This may be an expensive task, but as mayor I would need to decide if not building it would be more expensive then giving opportunities to our children and therefore also the future of San Leandro. As mayor of San Leandro I would take my morning walk or jog around Roosevelt Elementary, Bancroft Middle School, and then San Leandro High School. This morning exercise would give me the chance to see what the students of my city walk through everyday. At San Leandro High I would see the trash, graphite, and construction. And if, by chance, I had walked by during a fire drill or at lunch I could witness the almost daily fights that occur. If I were the mayor, I would walk this route to remind myself of the culture of disrespect and violence that has grown and is waiting for our future generation. There may always be fights but there should never be fights with a crowd egging it on. As mayor of San Leandro I would put my thoughts and

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efforts toward cleaning up the poor state of our schools. I would publicly award those who have excelled in school, extracurricular activities, and community service, with the hope to encourage others.

I would applaud San Leandro's accomplishments but not forget about her faults. I would remember it's children and give them a future with opportunities. If I were the mayor of San Leandro I would beautify our schools (students and buildings) and look far enough into it's future to see the need for an additional high school.

## HOME & GARDEN TOUR

The Eleventh Annual San Leandro North Area Home & Garden Tour was fabulous. More than 350 guests visited the six lovely homes chosen for the tour this year and donated a record \$4,010.00 to local causes.

Guests were greeted at the first home with wonderful music provided by the Amica String Quintet, made up of S.L. High School students Hoi Fei Hok, Armando Munguia, Donna Lee, Antonia Munguia and Kevin Yi. They played beautifully for the full 4 hours and added a special touch to the afternoon.

Special thanks to the homeowners who so graciously opened their doors and shared their decorating, remodeling and restoration expertise with us. Thank you to Elda & Michael Protti, Perry & Tianne Vittoria, Mark & Julie Adams, Steven & Ingrid Pomeroy, Shawn & Simonne O'Keefe and Theresa Wilkins and the staff of the Dunsmuir Historic Estate. A tremendous amount of time and hard work by the homeowners went into preparing each home and garden. Without their generosity, the tour would not be possible.

Daniel Thompson, a Broadmoor Blvd resident and graduating S.L. High senior was the recipient of the \$500.00 scholarship. Congratulations, Daniel! Best

of luck to you throughout your college career. We will also be donating \$300 to S.L. High School music program, \$300 to Bancroft Jr. High music program, \$100 to each of the garden funds at Washington & Roosevelt Elementary Schools and \$750 to The Dunsmuir Historic Estate.

We want to thank Zocalo Coffee House and Sabino's for presale of tickets, The Acorn A's Car Club for donating their beautiful cars to adorn each home, the Broadmoor Beacon, the Estudillo Estates Newsletter, the San Leandro Times and the Daily Review as our media sponsors.

Thank you to the many people who donated their time and talent to make this year's Tour possible: Home coordinators Marlene Rocha, Lynn Kirby, Carrie Calvert, Tianne Rinetti-Vittoria, Candy Benny, Jan Schumann & Patty Silva; Docent Coordinator Jan Schumann; Volunteer Party Coordinators Cliff and Marlene Rocha; Party Assistants The Reiner Family; Program Designer & Printer Candy Benny; Ticket & Sign Design Hillary Van Austen; Staging & Design Nathan Waldon; Map design Tom Berkleman; Jan & Betty from Sabino's for providing coffee and the many docents and behind the scenes volunteers.

Work has already begun on The Tour for 2005. We are looking forward to another success. If you are interested in having your home on the tour or know someone who would be a good candidate, please call 636-4137. - *Patty Silva*

## SAN LEANDRO PARENTS NETWORK

Everyone is welcome to join any event.

**Playgroup 2-3 year olds:** every Wednesday in July 9:30-11:30 Call Jill at 382-9973 for location

**Mom's night out:** Thursday July 29<sup>th</sup> 8:30-? Drinks at CreAsian Come relax, enjoy a drink and good conversation w/ other moms

**Playgroup- All ages** Monday July 26<sup>th</sup>, Lisa's Backyard 10:30-12:30 Contact Lisa at 352-9884 for directions

**Family Park Day:** - San Leandro Marina Playground- near the whale.10-12 Bring a lunch.

The web site has added lots of cool information so check it out at [www.slparentsnet.org](http://www.slparentsnet.org) or call (510)569-1556

## MacArthur Blvd Streetscape update

On Monday July 19<sup>th</sup> the City Council is scheduled to award the contract for this project. Once awarded, the construction is expected to begin in September 2004.

## REAL ESTATE UPDATE

The market continues to be brisk with many buyers rushing to complete transactions before the interest rates go up. Current offerings include 679 St Mary \$449,950- 995 Bridge Road \$519,000-868 Bancroft \$569,950-898 Estudillo \$649,000 and 857 Estudillo@ \$649,000. Pending sales: 1325 Oakes, 963 Rodney and 741 Cary. We anticipate this summer as being a good selling season.

- *Robert Jones*

## New Store Opening in San Leandro

After a major remodel and update to the existing building, Urban Indigo, a new store located in the Estudillo neighborhood has opened. Urban Indigo specializes in originally designed home and gift accessories. The store is about good, affordable design presented in a hip, contemporary setting.

Some of the fun eclectic products you'll find include interesting objects from Africa, Japan and Mexico, "luxury staples" such as Votivo candles and leather journals from Cavallini & Co. made in Italy, hand embroidered silk handbags, children's items and a powder coated steel Bistro set from France.

Owner Cynthia Bragdon has a background in graphic design and ceramic art. She is a Castro Valley resident, is excited to be here and looks forward to meeting the neighbors. Urban Indigo is located at 1229 MacArthur Blvd. (near Sabino's) San Leandro. Hours are: 11 - 7 Thursday, 11 - 6 Friday and 11 - 6 Saturday. Phone number 510-351-0119

## EHOA 2004 BOARD

Do you have ideas and suggestions? We want to hear from you.

1) Deborah Cox -President  
857 Bridge Rd. 895-8481  
[cox857@comcast.net](mailto:cox857@comcast.net)

2) Tracy Ellis -Vice President & Editor  
980 Bridge Rd. 614-7961  
[ellisfamily980@msn.com](mailto:ellisfamily980@msn.com)

3) Denice Ballas Treasurer & Membership Chair  
1198 Begier Ave. 636-9991  
[pinelakefun@aol.com](mailto:pinelakefun@aol.com)

Todd Parsnick, Corey Anderson, Gene Bryant, Nestor Cuellas, Bob Jones, Stephen Cassidy, Bryan Magers and Lanz Camacho.

----- PLEASE CUT OFF AND RETURN THIS FORM WITH YOUR DUES -----

**YES, I WANT TO BE ON THE MEMBERS ROSTER OF THE ESTUDILLO HOMEOWNERS ASSOCIATION. Enclosed is my 2004 Dues Payment of \$10 made payable to EHOA. Membership is valid January 2004 - December 2004.**

NAME(S): \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ EMAIL: \_\_\_\_\_

Return this form to: **Denice Ballas 1198 Begier Ave, San Leandro, CA 94577,**  
with your check for \$10 payable to "EHOA" - Questions? Call 636-9991 or [pinelakefun@aol.com](mailto:pinelakefun@aol.com)