



# Estudillo Homeowners Association Newsletter

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

## MEMBERSHIP UPDATE

Membership is up to 360 households for 2004. Our apologies to anyone who has been waiting to receive the little green membership card. The board decided not to send it out in the mail. Rather, we have it available at our monthly meetings for members to pick up. We forgot to inform our members about this cost saving measure in earlier newsletters. Again, our apologies if you have been waiting for this to arrive.

If you have joined the EHOA and haven't yet received any email alerts contact Denice Ballas at [pinelakefun@aol.com](mailto:pinelakefun@aol.com) to double check your email address. Thanks for your support!

## CITY MANAGER JOHN JERMAINS

### ADDRESS EHOA MEMBERS

About 30 EHOA members came out to hear a presentation by our city manager, John Jermainis. Our 2 city council members, OB Badger and Bill Stevens were also on hand to meet EHOA residents and answer any questions.

Mr. Jermainis informed us that the MacArthur redevelopment from Dutton to Estudillo is on target to start this summer.

The Westgate shopping center will be getting a 2<sup>nd</sup> entry point when Williams is connected to Davis Street. Also in the works, a major improvement to the Davis Street overpass, as it needs to be enlarged to handle increased traffic.

The Marina continues to be a major focus for the city. The small boat launch will be moved closer to the BAY to make way for a development site. The city hopes to attract a hotel to take advantage of the PGA Monarch Bay golf course. The city continues to court a new restaurant for the old Blue Dolphin site. A new restaurant may be developed to take advantage of the incredible BAY views. Talks are under way to connect the Bay bike trail north of the marina to Jack London Square in Oakland.

Several city parks are under renovation currently and the new Washington Manor Aquatic Center is on track with construction starting in the fall. A new Manor Library branch is in the works.

At Bayfair Mall construction is on the FAST track for Kohls and Bed Bath and Beyond to open in October 2004. Palma Plaza to Bayfair Mall on East 14<sup>th</sup> will be the first street to underground utilities. Underground utilities is so expensive that it will be a very slow process. Major roadways would be completed first.

West Estudillo has received a 1 million dollar grant for street improvement from

**MAY 2004**

St. Leanders to the downtown area. The goal is to make this a nicer entry way to our downtown shopping district.

The City is still working on a Senior Center, the Volvo dealership should be opening in July 2004 and lastly Mr. Jermainis assured us that the Power Plant proposed by Alameda Power & Telecom will NEVER happen.

## DIRECTOR OF PARKS & REC CAROLYN KNUDTSON TO SPEAK AT MAY EHOA MEETING

With several city parks under renovation, and Memorial Park about to begin renovation, we have invited Carolyn Knudtson to talk to us about the city's plans for Parks and Recreation.

Ms. Knudtson has her undergraduate degree in Recreation Administration from Chico. Her Graduate degree in Leisure Studies and Services is from the University of Oregon. She has worked in the field for over 20 years in several cities and special districts in Oregon and California. She has been the Director of San Leandro Recreation and Human Services since July, 2000. Previous to that worked as a Recreation Supervisor for 10 years with the City of Alameda. She lives in Oakland with her husband and two children.

Most importantly, she tells us that she has loved her profession from the moment she started working in it. "I have a passion for working with the community and helping people bring about positive change for themselves and others. The pride and concern neighbors have for their community and San Leandro has been an inspiration to me many times!"

Please join us for our May homeowners meeting on the 3<sup>rd</sup> Tuesday of May- the 18<sup>th</sup> at 7pm in conference room B. We always meet on the 3<sup>rd</sup> Tuesday of the month so jot us down for the rest of the year if you are interested in joining us.

The EHOA Board meets at 6:30pm. All are welcome to attend. Coffee & treats will be served.

## BANCROFT TEACHERS PROPOSE IDEAL PE & SPORTS FACILITY

When all the retrofitting work is completed at Bancroft and the last portable is removed from the fields, the PE teachers and coaches of Bancroft want to give the worn and torn fields the overhaul they deserve.

The plan they have come up with addresses the needs of several groups; Bancroft PE program, after school sports sponsored by

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Bancroft, community sports activities, special interest and public use.

A well-drained cinder running surface would circumnavigate the field and could accommodate a 5 lap to the mile configuration. A long-jump pit and throwing pit would be built.

The far blacktop area (near Cary) would be resurfaced. Posts and markings would be added to provide for racquet sports, handball, volleyball and pickle ball. Walls would be built for handball. 2 tennis courts would be added. The back wall would provide tennis players with the ONLY practice wall available within the city of San Leandro.

The lawn would be irrigated and well maintained for safety as well as aesthetic reasons. The main softball field would be improved with seating added.

The goal is to be able to introduce the kids to more "lifestyle" sports with the hope that they will incorporate these into their lives on a daily basis.

John Jermainis informed us at the April meeting that talks are just starting between the school district and the city of San Leandro to discuss the possibility of a joint use agreement for Bancroft fields.

**Next Homeowners Meeting-  
Tuesday MAY 18TH- 7pm  
Guest Speaker -  
Director of Parks & Rec  
Carolyn Knudtson  
Main Library, Conf. B  
Board meets at 6:30pm  
All are Welcome!**

This is an exciting project for Bancroft Middle School, Estudillo Estates and our entire community. If you would like to learn more about this project, you can contact Vice Principal Bob Williams at 667-3560

## PLANT A TREE NOW!!!

EHOA board member Nestor Cuellas has collected several names and address of residents interested in having a FREE street tree planted. He is helping to coordinate with the city. So call Nestor Cuellas at 352-2209 or email at [nestorcuellas@comcast.net](mailto:nestorcuellas@comcast.net) The city will cut into your sidewalk for FREE if needed. Let's make our area a tree-lined sanctuary that will delight generations to come!

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## 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  
[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 Comacho.

## POST OFFICE WANTS TO GET MORE EFFICIENT BY WALKING ON YOUR LAWN

According to our post man, the post office would like letter carriers to start walking on the grass in between homes instead of walking up and down the pathway and on the sidewalk. If this cost saving measure seems, well, not right to you; call Howard at 483-2785 at the main post office and tell him what you think.

## SAN LEANDRO PARENTS NETWORK

Everyone is welcome to join any event.  
**Dad's night out** - Friday May 21<sup>st</sup> - TBA (check the web site)  
**Monthly SLPN Potluck** -Sunday May 16<sup>th</sup> Lake Chabot- We'll be set up by the boathouse. Look for he purple balloons- 4:00-6:00pm  
**Park Day - All ages** -Monday May 17<sup>th</sup> Castro Valley Community Center 3-5pm  
**Dad's and Kids Excursion** - Saturday

## MAY 2004

May 22<sup>nd</sup> Children's Fairyland 10-12 Meet at the entrance and bring a lunch.

[slinfo@slparentsnet.org](mailto:slinfo@slparentsnet.org)  
[www.slparentsnet.org](http://www.slparentsnet.org) - (510)569-1556

## SCHOOL HAPPENINGS

980 **Assumption kids present "Annie"** on May 25<sup>th</sup> at 1:15 and May 26<sup>th</sup> at 7pm. The performances are FREE and the public is welcome to attend.

**Bancroft Spring Band concert** - Thursday May 13<sup>th</sup> at 7pm Free to the public

**Bancroft String Festival concert** - Tuesday May 18<sup>th</sup> at 7pm The High School String group will join the Bancroft Strings for an evening of music. All are invited!

**Bancroft presents - "Emperors of the World- Feast and Faire"** A Medieval Festival on Wednesday May 19<sup>th</sup> from 6-8:30 The program is FREE and the public is invited. Dinner will be served for a small fee.

## REAL ESTATE UPDATE

Wow! This market continues to be HOT . Not all properties are selling over the asking price, but many still do! Active listings include: 780 Woodland \$585,000; 735 Dutton \$439,000; 868 Bancroft \$569,950; and 857 Estudillo \$837,000.

Pending sales: 612 Oakes, 1374 Glen, 963 Rodney, 725 Collier.

Sold: 974 Joaquin \$335,000; 870 Joaquin; 794 Estudillo \$579,950; 1280 Oakes \$585,000; 1051 San Rafael \$499,000; 1258 Collier \$425,000; 1201 San Jose \$430,000; 726 Chetland \$620,000; 581 Begier \$620,000; 1316 Glen \$585,000 950 Lee \$625,000; 1488 Bancroft \$705,000.

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We haven't had so many closed sales in quite a while. *Robert Jones*

## WHAT'S HAPPENING.....

**4<sup>th</sup> Annual Tuberos Sclerosis - Rummage Sale** - Sunday May 16<sup>th</sup> 8am-3pm

This is a micro version of the event Shannon Leal started a few years ago. This year it is at the home of Candace Van Dewark/John Lovett at 934 Begier Ave. Donations and Volunteers welcome starting the week of May 10<sup>th</sup>. Contact Candace at 562-1518 or [candacevan@sbcglobal.net](mailto:candacevan@sbcglobal.net)

**Step Forward to cure Tuberos Sclerosis** by joining us for a Walk-a-thon with comedy show. Jack London Square, Oakland Sunday May 30, 2004. EHOA resident Shannon Leal has organized this awesome event to raise money for the TS Alliance. Contact Shannon at 483-9958 or email [tswalkathon@aol.com](mailto:tswalkathon@aol.com)

**Creekside Kids Theater presents The Hobbit** - Come follow the adventures of Bilbo Baggins, a hobbit who enjoys his quiet life until he gets involved in a perilous quest involving a wizard named gandalf, thirteen stubborn dwarves, hungry trolls, goblins, elves and a mysterious creature named gollum Friday June 4<sup>th</sup> at 7pm and Saturday June 5<sup>th</sup> at 3:30pm Tickets \$3 per person, under 2 are FREE. Call Jenny at 430-0607

----- 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"**