



Estudillo Homeowners

Association Newsletter

WWW.ESTUDILLO.ORG EHOA HAS 4 NEW BOARD MEMBERS

We are pleased to report that at the October homeowners meeting we had 4 members willing to serve on the EHOA board. They are a great group and we wanted to introduce them to you all.

Scott Rogers - My family and I previously lived in San Leandro for twelve years before moving to Hawaii in 2003. I have worked in the city of San Leandro for almost twenty years. Having returned from Hawaii we are eager to get re-involved in our community. The members of my family include my wife of 23 years, Elizabeth, our daughters Heather, 19, and Meghan, 11. Heather is attending Chabot Community College and Meghan is a sixth grader at Bancroft Middle School. We have just moved into our new home on Pala Ave and we are the proud new owners of Café Encore on MacArthur.

Emily Kaplan- I have an MSW and background in non-profit evaluation, grant-writing and direct service. I have been living on Bridge Road for a little over two years. I am married and have two young children, one of which has started kindergarten at Roosevelt Elementary School. I was not familiar with the neighborhood when I moved here, but I quickly came to appreciate it. Estudillo Estates is a special community, and we plan on living here for a long time. I want to contribute to improving the neighborhood in which I am raising my family.

Scott Rennie- I have lived on Rodney Drive with my wife Patricia and our daughter Zoe for four years. Zoe attends Roosevelt Elementary, and when not in class, spends her days with Patricia at home or out and about in town. I am a fourth generation California born in Grass Valley but have lived in many different communities. I worked in San Diego, studied law in Sacramento, attended college in New Jersey, and went to high school in Washington D.C. I am currently employed as a deputy city attorney with the City of Fremont.

Charles McKeag - Charles was born in Seattle, grew up in Portland, has lived in California since 1995 and has been a San Leandro resident of Oakes Blvd since 2000. He and wife Bridget have three children, Grace, Abby and Owen. After years as a Litigation Attorney, Charles is now Vice President, Land Acquisition & Development for Citation Homes.

A very warm welcome to our 4 new board members. Thank you for volunteering to improve our neighborhood! Since we had 4

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awesome members willing to serve on the board, we voted to change our by-laws to increase the board from 9 to 11 members, so as to keep it an odd number.

THANK YOU TO OUTGOING BOARD MEMBERS GENE BRYANT & BOB JONES

The EHOA wishes to sincerely thank Gene Bryant and Bob Jones for their years of service on the homeowners board.

Gene, has served on the board for seven years, four as vice president. Gene, a retired journalist for United Press International, and official of the Newspaper Guild, has lived at 777 Rodney Drive for eighteen years, moving here from San Jose in 1986.

Robert Jones has served on the EHOA board for many years and was recently our President for 2 years. Bob has lived in Estudillo Estates since 1953 except for the college years and 4 ½ years in the Navy. He resettled in San Leandro because it was a great place to raise his family. Robert owns a local real estate company.

POLICE TO SPEAK ABOUT CRIME AT NOVEMBER HOMEOWNERS MEETING

Lieutenant Marc DeCoulode will join us at our next homeowners meeting to discuss recent crime in Estudillo Estates. Marc grew up in San Leandro and has been with the S.L.P.D. for 25 years. In that time he has worked a variety of positions including street patrol, detective, administration. He is currently a watch commander. Marc also lives in Estudillo Estates.

BANCROFT FIELD PROJECT UPDATE - by *Barbara* *Kriess*

As the Department Chair of the Physical Education Department at Bancroft Middle School, I have been asked to write regarding our program and needs in relation to the grounds at Bancroft.

Fact 1: There is not enough field space in the City of San Leandro for all the sports and recreational activities that are conducted.

Fact 2: Bancroft Middle School's field and blacktop areas have never been changed, updated or upgraded.

The City and SLUSD are currently working jointly to seek grant funds to renovate and improve the Bancroft Middle School field and blacktop areas in providing a better facility for sports and recreational programs for the school and community. There have been many meetings with input from community members and city and school personnel regarding how this would be done. The deadline for applying for the grant is coming up in early November. All interested parties agree that the facilities

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need to be improved especially for the children of Bancroft Middle School.

Bancroft's student population this year is 1004, higher than any previous year. Physical Education classes are allowed to be 45 students and most of them are filled at that number. There are 4 or 5 classes of physical education each period of each day, meaning anywhere from 180 to 225 students in physical education classes at one time. There is one gymnasium, just larger than a basketball court, one cafeteria (being used as a PE teaching station but should not due to the small size, concrete flooring, and cafeteria and other equipment in the space), and the very limited outside space.

The grass field right now is still being restored from having approximately 35 portables placed on it last year for the retrofit construction project and only about one-third of the field is useable at this time. Under normal conditions, the areas used for physical education at Bancroft are undersized to provide a quality program for the students. The National Association of

**Next Homeowners
Meeting-
Tuesday NOV. 16TH 7PM**
Board meets at 6:30
Main Library,
Conference Rm B
**Topic- CRIME in
Estudillo Estates**
Lt. Marc DeCoulode - speaker

Sports and Physical Education recommends 110 to 150 square feet of space per elementary child for adequate movement. Middle school students require more.

The plans for the facility include four options. Three of the options include a six-lane track and a regulation softball field. Because of the size and shape of the grounds at Bancroft, a regulation track will not fit. A modified track, that would follow the contour of the current field, could be installed. The dimensions for a six-lane track take up a lot of room. Each lane is just over three feet in width and there also needs to be a curb at the outside ends. This adds up to a considerable amount of space that would cut into the grassy field space significantly.

The plans also include a regulation softball field. The softball field would be inside the 6- land track. The dirt area of the

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QUALITY CHILDREN'S CLOTHES & GEAR SHOP TO OPEN SOON

"Cherrytown Kids", a children's store to open in early December near the intersection of Bancroft and Dutton in north San Leandro, would like to buy your brand-named, gently used children's clothes, sizes 0-10. The owners are having "buying dates" at Zocalo Coffeehouse at 645 Bancroft every Wednesday from 9 am to 11 am and Saturday from 11 am to 1 pm throughout the month of November, except Thanksgiving week. You can drop in on those dates with your items to sell, or make an appointment for another date. If you are not sure what they might want to buy, bring it all! Contact Diana for more info: 510-351-7327, or sell@cherrytownkids.com or check the website for additional information- www.cherrytownkids.com

Cherrytown Kids is the creation of two mothers in San Leandro who wanted to start a business together to provide a place locally where people can sell and buy high quality new and used children's clothing and gear. Once opened, the owners also plan to expand the store to be a resource center for parents, providing them with information, educational workshops, and connections they need for their families to thrive. If you would like to see this business succeed, ways to help include selling us your children's clothing and gear, donating children's clothes hangers, donating or selling solid wood bookshelves, telling everyone you know in the area about us and posting flyers in your neighborhood. Contact Diana at 510-351-7327 or sell@cherrytownkids.com if you would like to pitch in!"

REAL ESTATE REPORT

This market continues to be HOT....lots of activity.

Current offerings: 1395 Dutton \$459,000
689 Joaquin \$569,000: 877 Joaquine \$579,000: 835 Juana \$649,976: 812 Woodland \$795,000: 944 Oakes \$590,000
857 Estudillo \$837,000

Pending Sales: 962 Joaquin, 668 Juana, 915 Woodland, 945 Juana, 755 Collier, 1054 San Jose, 980 Arbor, 750 St. Mary and 840 Estudillo

Completed Sales: 612 Pala \$601,000: 714 Arbor \$600,000: 962 Collier \$600,000: 681 Arbor \$580,000: 850 Oakes \$591,000
840 Glen \$605,000 and 811 Dutton \$496,000

Please call us at 357-0120 if you would like to discuss the market in more detail.

- Robert Jones

lane track would take away much needed space. A regulation softball field is not needed in a physical education program. The current softball areas with a backstop and small dirt area just around the batting area are completely adequate for physical education.

Providing a variety of activities helps students find an area of physical fitness that suits them best. This will increase the likelihood of continued physical activity throughout their lives. Lifetime fitness is the purpose of physical education.

Although there have been many a passionate discussion in relation to this project, if the grant is not awarded, nothing will happen with the facilities because there is no other funding. So we just have to wait and see.

AFFORDABLE HOUSING UPDATE

According to Councilman Badger, The RCD has withdrawn their interest in developing an affordable housing project at E. 14th and Estabrook. As far as we know, the group interested in building an affordable apartment complex on the site of the Dollar Car rental on East 14th is still interested.

The City Council will hold an Affordable Housing Work session on Monday, November 8th at 7:00pm The session will be held at the Helen Lawrence South Offices at City Hall. This is a great opportunity for the public to come and hear what this subject is all about and to voice their opinions concerning the same.

REDEVELOPMENT AGENCY PUBLIC MEETING

The city will be holding a state required public meeting in regards to the plan for all the redevelopment projects within San Leandro. MacArthur Blvd is included within this plan. We have been informed that MacArthur Blvd is still progressing. The project is going out to bid this month and hopefully bids will come back within the budget. It will only be mentioned at this meeting in regards to "we anticipate the project being completed within the next 5 years". Remember, this project has been broken down into 3 phases and the portion between Dutton and Estudillo is a part of phase 1. If you would like to attend, the meeting is Monday December 6th at 7pm at City Hall. If you have questions contact Amalia Lorento at 577-3315.

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CHECK OUT OUR WEB SITE. WE HAVE ALL SORTS OF INFORMATION, FORUMS, AND LINKS OF INTEREST TO ESTUDILLO ESTATES RESIDENTS!

softball field includes the area required for the bases. This would take out a significant area, close to one third, of grassy field.

Taking away grassy field space would greatly impact the physical education department's ability to provide a quality program and ensure student safety. There will be much less space for movement. Grass is much preferred over dirt for safety and preventing injuries.

Although the plans and ideas are all wonderful, there needs to be a practical look at whether or not these ideas will work within the limited space at Bancroft. There needs to be a closer look at the exact dimensions of the track and softball field and how much it would take away from the field. Physical education needs every inch of grassy field space it can get because there is already not enough.

Option D incorporates more of the needs of the Bancroft Physical Education Department. Option D reduces the track to three lanes and takes out the softball field. This plan allows for the greatest amount of grassy field space. Field space is the number one priority of the physical education department. Softball is currently a physical education activity without using a regulation softball field. There are four backstops set up at the corners of the field.

Option D also changes the plans for the far blacktop area (in the very back of the school) to provide a portable net system and lining for a variety of net games such as short court tennis, badminton, pickle ball and others. The Physical Education program needs these types of activities. This would enhance the physical education program greatly with the addition of racquet activities.

Ideas not included in the plans that the physical education program is interested in, are walls for hand ball and a par course. A different configuration of the blacktop areas may be better for the physical education department in terms of noise and ability to teach.

The Physical Education Department is not opposed to a full track and regulation softball field. Due to the limited amount of space at Bancroft, neither will work within the confines of the Bancroft space. The priority for the space at Bancroft is for the students that attend the school. Field space for physical education is the department's first priority. The physical education program provides for approximately 1000 students every school year. A competitive softball field would provide a facility for those few students that compete on Bancroft's softball team and girls involved in Bobby Sox.

Providing the greatest number of physical activities in the least amount of space allows our program to provide so much more than it does now. A track is definitely needed but cannot take away from the field space. A six-

----- 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

If you are interested in supporting our homeowners association please consider advertising here. Cost is \$275 to reach 1,100 households. Contact Tracy Ellis at ellisfamily980@msn.com or 614-7961 to discuss.