



Estudillo Homeowners

Association Newsletter

www.estudillo.org

MEMBERSHIP UPDATE

Since a few more homeowners joined after our September newsletter we decided to keep the membership form on this newsletter. To join, just fill out the form on the back and return to Denice Ballas. We're at 389 members for 2004.

RENOVATED CITY PARKS RE-OPEN TO THE PUBLIC

MaCartney Park, behind Washington Elementary, a joint use green space between the City of San Leandro and the SLUSD was recently completed. The brand new play structure is really very unique and cool looking. The benches, fencing and landscaping is beautiful. It is a wonderful addition to the Broadmoor area and to Washington Elementary School. School children can use it during the day and the community at other times.

Floresta Park, adjacent to James Monroe Elementary, also a joint use area between the city and the school district, was also recently renovated. Again the play structure is beautiful and the landscape is very nice. The children of James Monroe and Floresta Gardens homeowners have a lovely place to play with their families.

Cherry Grove Park, behind John Muir middle school has also re-opened. This is another example of a joint use project which has benefitted the children of John Muir and the community around the school. It is also a lovely play area which is beautifully landscaped.

But biggest and best by far is the newly renovated Halcyon Park on 147th Ave. It has a play structure that simply must be seen.

So what about Memorial Park? The play structure has been purchased. The construction work is out to bid and the hope is that construction will start in Spring of 2005.

BANCROFT FIELD PROJECT UPDATE

Our September EHOA meeting was very well attended, in fact we filled the main floor of the Lecture Hall. Ken Joseph, our city engineer, discussed the evolution of the Bancroft Field project. Micki Cronin, Recreation and Human Services Manager, added her expertise to the discussion and took detailed notes to take back to the school board and city officials.

Members of our association spoke passionately in support of this project and members spoke passionately about their concerns. Everyone agreed that the kids at Bancroft Middle School deserve a much better field to play on. The disagreement came about what a joint use agreement might mean. Our neighbors on San

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Jose street voiced concerns about the hours of operation, what types of lights might be used, concern that adult leagues (instead of youth) would use the fields, traffic and garbage.

After listening to everyone speak, the board took a few days to reflect and then drafted a position. This letter was then sent to the SLUSD and the City Council. Our position is as follows:

"The Board of the Estudillo Homeowner's Association, hereby endorses the concept of your joint use proposal to apply for state grants in an effort to improve the Bancroft Middle School field. We understand that this updated facility affects not only the Estudillo Homeowner Association Members but all of the students (and their families) who attend the school as well as the entire community who will benefit from additional green space.

We would voice, however, concerns of several of our member neighbors who live adjacent to the school on San Jose, specifically: that lighting for the improvements be kept at a minimum so as not to encroach on their properties; management of site use during non-school hours; and that their needs be taken into consideration with regard to noise abatement, fencing height at their property lines, protection against objects (balls, trash, etc) ending up in their yards, street parking and traffic congestion concerns. We also request that Bancroft Middle School and the SLUSD make every effort to be a good neighbor in this and all future dealings with the residents along the West side of San Jose

This project is truly a win-win situation for all parties concerned and we appreciate your efforts in working together for the betterment of the City of San Leandro."

-The Estudillo Homeowner's Assoc. Board
The following Tuesday, on September 28th, the SLUSD trustees and the City Council of San Leandro met to discuss the details of the grant application. They jointly agreed to apply for the grant by the November 5th deadline. Once applied for, it could take up to 1 year before the SLUSD and the City hears if the grant was approved or not. The City is putting in approx. \$450,000; the School District, \$100,000 and the grant would bring in a million. Without the grant, this project has no funding.

A MESSAGE FROM VICE MAYOR "OB" BADGER

Dear Homeowners and Constituents: A few words on a two subjects:

Crematorium:

By now, you all are aware that the Council placed a moratorium on the plans for a

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crematorium on Timothy Drive. The applicant pulled the application for the crematorium.

On October 18th the Council will take up

**Next Homeowners
Meeting-
Tuesday Oct 19th 7pm**

Main Library, Lecture Hall

**Annual election of board
members & officers
Please attend!**

the subject with the intent to deal with such applications on a permanent basis. The meeting will be held at the Marina Community Center. To insure that everyone understands what is being said at the meeting there will be interpreters available to translate the meeting in Spanish and Chinese.

Workforce/Affordable Housing:

The RCD plan for a project containing 94 units of Workforce/Affordable Housing has caused uproar in the community. Specifically, the concern is in District One. The District that I represent.

The two meetings that were staged by RCD were for community outreach purposes. The purpose was to gauge the reaction of the general public to such a project. Needless to say, the majority of the sentiment has been negative. Emotions have run high and opinions have varied from lukewarm to ice cold.

I ask that everyone please step back and take a deep breath. Nothing has been decided. No formal application has been made to the City for this project. No permits of any kind have been issued to RCD. RCD is still working with the property owner to determine if they wish to continue with this plan.

The public outreach meetings are just the first step in a long process. In light of all the negative public reaction to this project it is up to RCD to determine if they wish to pursue this further. If they decide to continue with their plan they

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will follow the same process that is required for every project. For this project the process is even longer since they must make application to the City Council for funding from Redevelopment Funds.

Whether you agree or disagree with this project, please remember, everyone is entitled to go through the process.

NOTHING HAS BEEN DECIDED!!!!!!!

Tentatively scheduled for November 15th, The Council will have a Work Session on housing. The meeting will be held in the Helen Lawrence South Offices. I encourage you all to attend and to express your opinion on the issue.

Regards,

Orval "OB" Badger, Vice Mayor, Council member for District One

PLEASE NOTE: City Council Meetings on the 1st and 3rd of the month are public hearings where most of the business gets completed. The meetings on the 2nd and 4th of the month are generally work sessions. These meetings are more educational in nature. That's why the meeting on November 15th would be a good one to attend to learn more about housing issues in general.

ROOSEVELT ELEMENTARY MOVES ANNUAL FESTIVAL TO THE FALL

On Saturday October 23rd, Roosevelt Elementary will host it's annual Festival and the community is invited to stop by for lots of family fun. Events include dunk tank, raffle, Rock Wall, and a Pottery experience where children and adults alike can get your hands dirty with the wonderful feel of pottery. The event is from 11am-4pm on the Dutton side of the school grounds. Please join us.

WASHINGTON ELEMENTARY FALL FESTIVAL

Washington Elementary will host it's Fall Festival on Saturday October 16th from 10-3pm. Lots of fun for the family!

WHAT'S HAPPENING AT DUTTON & BANCROFT

SAN LEANDRO FLORIST: "After 70 years in business, we're turning the corner." Can you believe this location has been a florist for 70 years! But they are moving around the corner to a space 5 times larger. The new location will have a complete gift and card section, as well as a complete outdoor garden. It will feature gazing balls, fountains, bird baths and everything one needs for a lovely garden- inside and out. The grand re-opening will be around the 1st of November. Good Luck to owners John & Eric!

FRANCISCO'S RESTAURANT REOPENS: The same owner has emerged from bankruptcy and is ready to give it another go. Best wishes to Francisco's!

ZOCALO COFFEEHOUSE OFFERS EVENING ENTERTAINMENT:

Open Mic- music, poetry, fiction every 2nd and 4th Friday, 7pm.

Audrey Peeder: Modern Pop Friday October 29th, 7:30

Garage Jazz : Local traditional Jazz Friday, November 5th - 7pm.

Open Mic Night: Friday November 12th 7pm

Greenbox: Local originals and covers, Sunday, Friday November 19th 7pm

For a complete and up to date schedule of events go to www.zocalocoffeehouse.com or stop by Zocalo's. Great FREE entertainment.

SAFE TREATS, SAFE STREETS: Sunday, October 31st, 3-5pm Since most of the business at Dutton & Bancroft are closed on Sunday, it won't be the big event it normally is. However, hats off to Zocalo's for putting on their own Halloween event.

WWW.ESTUDILLO.ORG PLEASE CHECK OUT OUR WEB SITE

Anne Pinkowski continues to do a great job with our EHOA web site. Please check it out and give us your feedback. What would make the site more useful to you? Let our web master know.

REAL ESTATE UPDATE

This remains the most active market I've seen in 40 years of selling Estudillo Estates.

Current offerings: 945 Juana \$475,000; 750 St. Mary \$485,000; 868 Bancroft \$550,000; 1064 San Jose \$610,000; 980 Arbor \$649,000; 812 Woodland \$795,000; 857 Estudillo \$837,000

Pending sales: 612 Pala, 765 Juana, 681 Arbor, 962 Collier, 840 Estudillo, 785 Estudillo.

Completed Sales: 575 Oakes \$558,000; 811 Dutton \$496,000; 679 St. Mary \$405,000

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

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

2) Tracy Ellis -Vice President & Editor 980 Bridge

ellisfamily980@msn.com

3) Denice Ballas - Treasurer & Membership Chair

1198 Begier Ave. 636-9991

pinelakefun@aol.com

Todd Parsnick, Corey Anderson, Gene Bryant, Nestor Cuellas, Bob Jones, and Lanz Camacho. Scholarship Chair: Stephen Cassidy

CRIME ALERT

A car was stolen from Rodney Drive during the night last Wednesday. Another neighbor's car was almost broken into- the damage to the car was obvious. A few other cars on Bridge Road had bags, CD's etc. stolen from inside their cars in the middle of the night. Another neighbor on Bridge had a baby jogger stolen from the front of their home in the early hours of the morning. If you'd like to get an email crime alert out, contact Todd Parsnick at t_parsnick@yahoo.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.

----- 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

