



# Estudillo Homeowners Association Newsletter

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

## MEMBERSHIP UPDATE

This is the last chance to join your homeowners association for 2004. We are currently at 385 members. Just fill out the form on the back of this newsletter and return to Denice Ballas.

## MACARTHUR BLVD IMPROVEMENTS UPDATE

As many of you will remember, the hope was that by late this summer we would see work starting on the MacArthur Blvd. Redevelopment. Here's the latest from the city. The project did go out to bid in early summer and our engineering department had estimated the work to cost approx. 2.6 million dollars. Unfortunately, only 2 contractors bid on the job and the price came back at about 3.4 million. So the city is waiting until the construction companies slow down and will submit the projects for bids again this November. By that time, more companies should bid and we should be able to get the project completed for the 2.6 million.

## OLD EVERGREEN NURSERY SITE UPDATE

Well, I am happy to report that a name has been selected for this new development so we don't have to call it the "old evergreen nursery site" anymore. **GREENBRIER COURT** will be the name of the "street" and the homes will be advertised as such. David Hennigan, the owner and developer, hasn't named the commercial building yet. The structural engineer has just about completed the plan for the commercial building, site improvements along with the final subdivision map. It will then go to the city council for final approval- hopefully, in October/November.

If all goes well, construction will start in the Spring for the site improvement ( which is a lot of the underground stuff) and the commercial building. After this is completed, 9 homes will be built- still aimed to be sold at today's market price of low to mid \$500,000.

A small tot lot with play structure hidden from the street is still a part of the plan. Mr. Hennigan didn't have an update on retail tenants for us yet. We'll keep you posted.

## RESIDENTS START LETTER WRITING CAMPAIGN TO END QUICK STOP 'S 24 HOUR STATUS

In an effort to reduce crime in the early hours of the morning, a few residents have started a letter writing campaign. They are petitioning Quik Stop headquarters to allow the MacArthur store to close between the hours of 2am-6am. As for now, the corporate answer has been no but maybe some additional support would be helpful. If you are interested you can write a letter to Quik Stop, President Van Traver 4567 Enterprise Street Fremont, Ca 94538. Please include how supportive the owners have

**SEPTEMBER 2004**

been to the community, and how supportive we are of them. We just don't like the crime a 24 hour liquor store brings to our neighborhood. Please allow this store to close between 2am-6am, when crime is most likely to occur. **THANK YOU!**

## CITY TO PRESENT BANCROFT FIELD IMPROVEMENTS AT SEPT EHOA MEETING

This project all got started when a local Dad had to drive over to a Washington Manor Middle School so that his daughter had a good soccer field to practice on. It was a beautiful field and the sign said that the field was possible thanks to a joint use agreement between the City of San Leandro and the San Lorenzo School District. That made this Dad think, why couldn't this be possible at Bancroft Middle School. So he started to look into it. After meeting with Bancroft teachers, students and parents a plan was developed for the "ideal PE facility for Bancroft Middle School."

The next step was to talk to the community to see if there was support of this idea. Over 70 people attended a meeting on August 4<sup>th</sup> sponsored by the Bancroft Dad's club and the school district and promoted in our July homeowners newsletter.

The attendees were told that there was not money at this time but that one possibility was to submit for a grant as a joint use venture. The grant deadline is November 5<sup>th</sup>. They were then told that by the end of the meeting we hoped to have identified the "concerns" and the "priorities" of the community. Before any "designing" happened, attendees were asked to share any "burning" thoughts or concerns. A resident that lives on the fence line shared her concerns: balls, bats, litter being thrown into their yards, noise, etc. She stated that they were in favor of improving the fields if we could keep into consideration the negative impacts.

Then attendees broke down into 3 working groups and were given facilities to scale and cost estimates. The process was designed to help determine the priorities, given there is limited space and limited resources. The priorities were as follows #1 a synthetic track; #2 the field space (preferably artificial- softball and soccer) and #3 the basketball courts.

A couple of concerns that came up were about whether or not to have security lighting, which was supported by the police, and how to minimize things being thrown over the fence. The majority of people at the first meeting felt that some type of security lighting should be in place-

**Page 1**

but no evening activity. A 20' fence was placed to help minimize balls, litter and rocks being thrown over the fence.

The follow-up meeting was on September 1, in conjunction with the Recreation and Park Commission meeting. This meeting was to present the concepts developed at the last meeting to ensure that it had been correctly put down on paper. Several neighbors that live on the fence line attended and presented the commission with a petition with 20 residents signatures saying they don't want a sports complex and want the fields to return to it's pre-2003 use. The fields should be for the benefit of Bancroft students and not outside sports teams.

After listening to the concerns of the neighbors, the Recreation and Park Commission stated that they felt that the benefits brought to the students and the community should be considered, that we should continue to move forward with the process but that the school district should hold a meeting with the fence line neighbors to discuss their past concerns and that the City and School District should work towards enhancing the field while at the same time mitigation the neighbors concerns.

**Next Homeowners  
Meeting-  
Tuesday Sept 21<sup>st</sup> 7pm  
Main Library, Lecture Hall**

**TOPIC - BANCROFT  
FIELD  
IMPROVEMENTS  
Please attend!**

On September 8<sup>th</sup>, after presentation and discussion at the SLUSD board and City Council liaison meeting, the school board stated they were interested in possibly scaling back the project to not include a softball field. The City Council was interested in moving forward with the full project but meeting with the neighbors to see if mitigation of concerns was possible.

The city of San Leandro would like to meet with the Estudillo Estate Homeowners at our September meeting to review this project again, and gage the level of support our neighborhood has for this project. If you care about this project, please attend. If you can't attend but fell strongly about this project you can email [ellisfamily980@msn.com](mailto:ellisfamily980@msn.com) and we'll make sure your comments are shared.

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

SEPTEMBER 2004

Page 2

## PROPOSED AFFORDABLE HOUSING PROJECTS

A non-profit housing developer has approached the City with a proposal to build a 100% affordable apartment housing project at E14th Street and Estabrook. They are expected to also ask the City for funding assistance. Although a project has not yet be presented to the city from the developer, the city expects the project to hold between 70-90 below market apartments with 2,3 and 4 bedrooms.

Come to the next **public meeting on September 21, 2004, at 7 PM at the Methodist church at 16000 Bancroft Avenue** where this project will be discussed with our community. This is your opportunity to ask your questions, express your opinions, and try to learn such things as:

- \*How our City will consider subsidizing, or financing, this project with taxpayer money;
- \*Why we would entertain building 100% affordable housing instead of the 15% affordable/85% market rate housing stipulated by the Redevelopment Agency.
- \*What impact this project will have on our City services: police, fire, 911 responses, etc;
- \*What impact this project will have on our schools, teachers and current students;
- \*Whether for-profit developers have come forward with plans for the E14th South Area;
- \*What the E14th South Area Development Plan is, what it suggests for the area, and how the City plans to execute on the Plan's suggestions;
- \*What the affordable housing goal is in San Leandro, and how it compares to other communities' goals;
- \*What other affordable housing projects are in proposal stage, and more details.

A second 100% affordable apartment complex (again about 70+ units) is in the discussion stage further down on East 14<sup>th</sup> street on the site of the Dollar Car rental before you get to Harry's Hoffbrau.

If you would like more information about these projects or just general information about the city's goals in regards to affordable housing you can reach Lynn Brown at City Hall at 577-6003 or at [glbrown@ci.san-leandro.ca.us](mailto:glbrown@ci.san-leandro.ca.us), until she retires at the end of November.

## WEB SITE UPDATE

The EHOA would like to give a BIG Thank you to Anne Pinkowski for revaping our homeowners web site at [www.estudillo.org](http://www.estudillo.org)

If you haven't had a chance to look at the web site please do so. We also wanted to thank Bryan Magers for all his work on our web site over the past few years. Thanks Anne and Bryan.

## ELECTRIC RESTORATION OFFER

Along with this newsletter you should have received a post card about a special offer to Estudillo Home Owners Association members. The deal is the company will offer a special 0% financing over 5 years for complete or partial updating of electrical work if enough homeowners are interested. **The EHOA board wants to be clear that we in no way are endorsing this program.** If you are interested please call the company directly and review the offer at 800-689-9399.

## ROOSEVELT ELEMENTARY MOVES ANNUAL FESTIVAL TO THE FALL

On Saturday October 23<sup>rd</sup>, Roosevelt Elementary will host it's annual Festival and the community is invited to stop by for lots of family fun. If you have a local business and would like to help sponsor the event, it's a great way to reach these families and help raise money for our local elementary school. Or if you are a artist and would like to sell your goods, please contact Kathleen Stanley at 667-9431.

## WASHINGTON ELEMENTARY TEACHER - NEXT SURVIVOR

Yes, that is what we heard. Local 3<sup>rd</sup> grade teacher, Chad Crittenden, will be one of the cast aways on the next

season of Survivor - CBS, Thursday nights starting Sept. 16th.

## REAL ESTATE UPDATE

What a difference a day makes! 5 new listings since yesterday, this market continues to be hot. One recent offering had 15 offers. A lot depends on your initial offering price.

**Current offerings:** 612 Pala \$584,500; 857 Estudillo \$837,000; 824 Glen \$575,000; 962 Collier \$499,950; 681 Arbor \$539,000; 714 Arbor \$499,950; 868 Bancroft \$550,000; 765 Juana \$559,000 and 1054 San Jose \$610,000.

**Pending sales:** 679 St. Mary's; 840 Estudillo; 811 Dutton; 995 Bridge Road; 575 Oakes; 790 Joaquin, 785 Estudillo; 840 Glen.

**Completed Sales:** 527 Begier \$496,000 800 Begier \$550,000; 741 Cary \$540,000 1325 Oakes \$570,000; 898 Estudillo \$593,000; 764 Rodney \$676,000

This is a very active market.

## 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.

## INTERESTED IN SERVING ON THE 2005 EHOA BOARD?

According to our bylaws, 3 of the 9 board seats should rotate every year. That means we are looking for interested homeowners to volunteer to serve. If you are interested, please start attending the monthly meetings, held the 3<sup>rd</sup> Tuesday of each month at the main library.

----- 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)