

# Estudillo Homeowners Association Newsletter

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

APRIL 2005

Page 1

## TIME TO SEND IN YOUR 2005 DUES

We are up to 275 members for 2005. It's not too late to let us know that you appreciate your homeowners association. Please send in your \$10 today, form is on the back. Special thanks to Shing & Namie Nato, Bonnie & Lawrence Peterson and Terry Kirby for donating money above and beyond the \$10 membership fee. THANKS FOR THE SHOW OF SUPPORT.

## OB BADGER TO SPEAK TO EHOA AT APRIL MEETING

Councilman OB Badger will speak at our April semi-annual meeting on April 19<sup>th</sup>. This is your opportunity to ask your Vice Mayor and Councilman about anything that has been on your mind. Please join us!

## LET'S BRING DUAL IMMERSION TO WASHINGTON ELEMENTARY

*-Whitney Walker, EHOA resident*

Washington Elementary has wonderful teachers, a terrific principal, a diverse student population, and dedicated parents. Now Washington is undergoing the SAIT process (State Assistance Intervention Team) to increase test scores and narrow the achievement gap. What will happen to the school in the years to come? That depends on ALL of us. Let's work together to make our local public school the best in Alameda County!

Friends of Washington- a growing group of local parents, educators, and bilingual experts- hope to introduce a program that would boost enrollment, increase parental involvement, improve student achievement, and best serve all of the children in our community. When Washington exits SAIT next year, we'd like to start planning a Spanish-English dual immersion strand that would be offered as one option for Kindergarten and 1<sup>st</sup> grade students in the fall of 2007.

Why Dual Immersion? Dual immersion develops bilingualism, biliteracy, and biculturalism in both English and Spanish by integrating English and Spanish speaking children in the same classroom. That means that all students learn to read and write in both languages at the same time. Research shows that children are best able to learn another language when they start early. Dual immersion students perform better across all subjects, have higher self-esteem, and are more likely to go to college. Families from across language groups work together on behalf of their children, building a stronger school community as a result.

Think of it: For English- speaking families, here's a chance for your child to become fluent in Spanish, an language that is increasingly crucial in California. And for Spanish-speaking families, this is an opportunity for your child to master English while keeping your home language for life!

There are various dual immersion models, but some features include: Spanish and English each taught 50% of the time from K-5th grade. OR Spanish taught 90% and English 10% in K with English increasing every year until 50/50

ratio is achieved in 5<sup>th</sup> grade. "Single-strand" program begins with two K and two 1<sup>st</sup> grade classes, adding a grade every year. Students achieve proficiency in both languages by 5<sup>th</sup> grade, but dual immersion continue through middle school and into high school for best results.

There are over 300 dual immersion programs nationwide, with 50 already running throughout the East Bay at schools in San Jose, San Mateo, Fremont, Oakland, Berkeley, Pleasanton, Hayward and San Francisco- but there are none in San Leandro.

**Why Washington?** Washington currently has a bilingual program for English language learners, so many of the resources are already in place, including bilingual teachers, staff, and materials. Dual immersion would improve upon the current program by placing native English speakers in the same classroom with English learners so that the children interact with the learn from each other.

For many Estudillo Estates homeowners, Washington is our neighborhood school. Even if your children go to Roosevelt or a private school- in fact, even if you don't have children- improving Washington will benefit our neighborhood and increase home values. Plus, Roosevelt and Washington students come together at Bancroft Middle School, so the better prepared they are at Washington, the better they will perform at Bancroft.

On April 14<sup>th</sup>, experts will gather at the main library to discuss dual immersion programs. For more information, contact Whitney Walker at 635-2593 or [whitwalk@sbcglobal.net](mailto:whitwalk@sbcglobal.net)

## DOG POOP PROBLEM

The PE teachers of Bancroft have asked the neighbors who use Bancroft to play with and walk their dog to please pick up after your dogs. It is a daily problem for the children. Thank you very much!

## MacArthur Blvd UPDATE

*-Councilman Bill Stevens  
City Council Member, District Five*

You can't have driven down MacArthur Boulevard in the past couple of weeks without noticing the construction taking place just south of Dutton Avenue. That is actually an East Bay Municipal Utilities District (EBMUD) project to install new underground piping for seismic safety. New emergency piping, valves and automatic pumps are being put in place as a back-up system so there will not be any significant interruption in water service to EBMUD customers in the event of a major earthquake. They are doing work on the other side of the hills as well, so that customers throughout their service area are protected if there were to be earthquake damage to their system.

The work on MacArthur Boulevard between Dutton Avenue and the creek is just about to wrap up. They will finish paving as soon as they have a spell of dry weather. In the next week or so, similar work will begin on Grand Avenue between Joaquin and Dolores

Avenues. That work should be finished by the end of April.

Unfortunately, there will be parking restrictions and some re-routing of traffic through that area, with possible commute delays. However, this work is important to protect water service, and the inconvenience will be as short as possible. If you have any questions about the project, feel free to call EBMUD's Community Liaison, Donna Kreger, at 287-0165.

**Semi-Annual  
Homeowners Mtg.  
April 19<sup>th</sup> 7 pm  
Main Library**

**Guest Speaker- Orval "OB"  
Badger, Vice Mayor**

**Board meets at 6:30pm**

Thank you to all of the residents and business owners in these areas for your patience and understanding.

As always, if you would like to discuss 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.sanleandro.ca.us](mailto:bstephens@ci.sanleandro.ca.us)

## NEIGHBORHOOD CLEANUP DAY

Saturday, May 7<sup>th</sup> is the Citywide Garage Sale, Tire Roundup and Electronics

Recycling event- all in one day. Host a garage sale from 8am-1pm and the city will provide free advertising with a map and listing in the May 5<sup>th</sup> edition of the San Leandro Times.

The Recycling Event is from 10am-4pm. Bring untreated wood, scrap metal, electronics, appliances, tires, and household donations to a central location for recycling. Invitation is required.

Contact the City of San Leandro at 577-6026 for more information and to sign up.

## CASINO UPDATE

*-Orval "OB" Badger,  
Vice Mayor of San Leandro*

On March 10, 2005, I along with for other Council members from San Leandro, the City Manager and a member of the Oakland City Council met with George Skibine, Director of Indian Gaming Management for The Bureau of Indian Affairs in Washington, D. C.

**It is not a done deal that the casino will be established in Oakland. It is not a done deal that the casino issue is dead.**

We discussed many aspects of Indian

# Estudillo Homeowners Association Newsletter

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

APRIL 2005

Page 2

gaming and came away with the following information.

1. It was very clear that the Regional Office in Sacramento does not always communicate with the Headquarters office in Washington.
2. The Koi Nation has not yet filed any papers to establish a casino in Oakland.
3. The Environmental Impact Study (EIS) is still being worked on and will take considerable time before it is completed.
4. The BIA places a big premium on the feelings of the elected officials from the surrounding communities that will be directly impacted by any casino activity.

During our discussions we made the Bureau aware of our concerns about Urban Casinos and their impact on our resources and residents. We learned that it will take a minimum of two years for the EIS and other requirements to be met before any action can be taken to establish the casino.

Landless Tribes in other areas have been denied the right to establish a casino. We are hopeful that the Koi Nation will be denied this right.

I feel very good that we have a better and even chance of preventing the establishment of an Urban Gaming Casino in our backyard. However, we must remain vigilant. I will attend the April 19, 2005 meeting and we can discuss it at that time.

Have a Clean and Green Day.  
-Orval "OB" Badger, Vice Mayor

## WHAT'S HAPPENING.....

**Roosevelt Elementary** PTA and Dad's Club host their annual Auction Saturday April 16<sup>th</sup> at Wendte Hall Events Center, First Unitarian Church, 685 14<sup>th</sup> St. Oakland. This historic building is a beautiful setting for this fund-raising event. Tickets are \$15 per person and will be available at the door. This includes hors d'oeuvres from On Occasion Catering, music and dancing and of course the silent and live auction. If you haven't seen this building up

close, it is beautiful. If you haven't had food from On Occasion Catering (owned by EHOA resident Colleen Tinongo) the presentation is something to see but more importantly, to enjoy! So if you children will be attending Roosevelt or you just want to support your local elementary school, you are welcome to attend. Call 895-8481 for more information.

**The Roosevelt Dad's Club 8<sup>th</sup> annual Golf Tournament** will be held the following Saturday, April 23<sup>rd</sup> at Willow Park Golf Course in Castro Valley. Entry fee of \$125 per golfer includes green fee, golf cart, lunch, dinner, tee gift and entry to several contests.

**Step Forward to cure Tuberos Sclerosis** hosts the 2<sup>nd</sup> annual Walk-a-thon and comedy show featuring Brian Copeland, at Jack London Square on Sunday May 22<sup>nd</sup>. Registration starts at 9am, walk at 10am. Contact EHOA resident Shannon Leal at 760-5172 for more information.

**Children's Hospital Oakland** host the Spring Fashion Show 2005 at Sequoyah Country Club on Saturday April 30<sup>th</sup>. Auction starts at 11am, lunch is at 12:30 and the Fashion show starts at 1:30pm. Admission is \$45 per person/child under 12 is \$15. Contact Rosa Anderson at 882-3682 for more information.

**San Leandro High School Musical Theatre Presents: Bat Boy** Gala opening Friday April 15<sup>th</sup>, party at 6:30pm, performance at 7:30. \$25 per ticket for gala event. All other performances are \$10 per adult and \$7 per student, child or senior. April 16<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup> and 23<sup>rd</sup> at 7:30 and Sunday matinee, April 17<sup>th</sup> at 2pm.

## REAL ESTATE REPORT

-Lanz Camacho, Rinetti & Company Realtors

As we enter the Spring Season, history tells us that we should see an increase in the number of homes for sale.

Traditionally, April marks the beginning of the busy Spring and Summer months of Real Estate. All indications are that this year will be no different. The demand for homes in the North Area of San Leandro, and Estudillo Estates in particular, continues to be exceptionally high.

### Current Offerings:

720 Lee Avenue (3 bedrooms, 2 half-bathrooms)-\$689,000

857 Estudillo Avenue (4 bedrooms, 2 bathrooms)-\$837,000

800 Bancroft Avenue (3 bedrooms, 1.5 bathrooms)-\$865,000

659 Estudillo Avenue (3 bedrooms, 3 bathrooms)-\$949,976

### Pending Sales:

659 Superior (2 bedrooms, 1 bathroom)-asking price of \$487,000

1387 Glen Drive (3 bedrooms, 2 bathrooms)-asking price of \$605,000

1010 Bancroft Avenue (4 bedrooms, 2 bathrooms)-asking price of \$660,000

870 Collier Drive (3 bedrooms, 1.5 bathrooms)-asking price of \$660,000

760 Estudillo Avenue (3 bedrooms, 1.5 bathrooms)-asking price of \$689,950

### Completed Sales:

805 Begier Avenue (1 bedroom, 1.5 bathrooms)-asking price of \$399,000-sold for \$491,000

858 Collier Drive (3 bedrooms, 1.5 bathrooms)-asking price of \$659,976-sold for \$705,000

750 Bridge Road (5 bedrooms, 2.5 bathrooms)-asking price of \$759,000-sold for \$775,000

If you are considering selling your home, or have questions about your home's current value, feel free to contact me. Also, if you have friends or relatives who are considering the purchase of a home in our charming neighborhood, and they are not currently working with a Realtor, I'd welcome the opportunity to assist them. I can be reached at (510) 381-3454 or on email at [lanzcamacho@sbcglobal.net](mailto:lanzcamacho@sbcglobal.net)