



Estudillo Homeowners Association Newsletter

ALBERTSONS CLOSSES DOWNTOWN - NEIGHBORS WANT A HIGH QUALITY GROCERY STORE

Residents and local business owners would like to see a quality grocery store occupy the former Albertsons building downtown.

Since Albertsons closure was announced there has been many discussions about working with the city to attract a high quality grocery store and not another 99 cents store. Recently community members and businessmen met with a representative of the Red Mountain Retail Group (which owns the property) to discuss plans for the space. Requests for a Trader Joe's or other quality of life business were made.

This was the city's official response to the repeated requests for a Trader Joe's in downtown San Leandro:

"The City of San Leandro would gladly welcome a Trader Joe's to our community. Unfortunately the property developer has already spoken with Trader Joe's executives who have determined the Albertsons store site on East 14th Street is too small for their needs.

The Mayor, City Council and city staff are determined to find the best and highest use for this East 14th Street property and will work closely with the developer to find a tenant that will serve the community well and be an asset to our downtown corridor." Kathleen Ornelas, Community Relations Representative

SOUND WALLS ON HWY 580

Assemblywoman Ellen Corbett will speak at the September 20 meeting of the EHOA on the topic of sound walls on 580.

Currently, Cal Trans is planning to build sound walls on the Sheffield Village and Bay-O-Vista side of 580 but not on the Estudillo Estates side. We are told that the sound waves "bounce" over the first few blocks. Homes 3-4 blocks away

from the highway stand to have the greatest increase in highway noise. This means that homes between Morgan and Bancroft or between Chetland and Bancroft will be most affected.

If you have concerns about the sound walls or would like to learn more, please attend the September 20 meeting of the EHOA. All EHOA meetings are held on the third Tuesday of the month at 7 PM at the San Leandro Main Public Library.

BEAUTIFICATION PROJECT COMPLETED

We are pleased to announce the completion of our first beautification project. The EHOA funded the recent improvements to the Dutton side of Roosevelt Elementary School. A drought tolerant, native California garden has replaced the patch of juniper and dirt.

Parents of Roosevelt Elementary installed the sprinkler system, the SLUSD provided the man power to remove existing the existing juniper and plant the new plants, Evergreen Nursery not only designed the landscaping plan, but also gave a discount on the plants, and the EHOA donated the money to cover expenses. Thanks to all who worked together to make this a successful project.

Ideas for additional beautification projects in our area are always welcome.

EHOA Awards Scholarships

The board of the EHOA is pleased to announce that graduating seniors

Lorena Ojakian and Tessa Atkinson-Adams have been

awarded EHOA scholarships. Both students have outstanding academics records and have been active in various community and youth groups.

Fund for Officer's Family

San Leandro Police Officer Dan Niemi was slain while on duty on Monday, July 25. A trust fund has been established for his family. Contributions can be made to the Niemi Family Fund, c/o San Leandro Police Officers Association, 901 E 14th St., San Leandro, CA 94577.

San Leandro High School Class of 2005

-- Stephen Cassidy, School Board Trustee and EHOA member

Each year the counselors at San Leandro High School conduct a survey on the post-graduation plans of the seniors. This year 401 of 483 seniors responded to the survey. Three hundred and thirty three seniors, or 83% of respondents, reported that they will be attending four or two year universities, colleges, trade and technical schools.

Almost 10% of the senior class, 47 students, will be attending the University of California. The University of California at Berkeley will receive the largest number of SLHS students attending the UC system. Almost 100 seniors will be attending California State Universities this fall, with the largest number enrolling in California State University at San Francisco.

Over the past three years, SLHS has had seven seniors recognized as National Merit Finalists. This award is given to the top 1% of all students nationwide. During this period, the private and out-of-state

universities and colleges that SLHS students have been accepted to include Boston College, Cambridge University (England), Mills College, Morehouse College, New York University, Pennsylvania State University, Santa Clara University, Spellman College, St. Mary's College, University of Alabama, University of Hawaii, University of Oregon, University of the Pacific, University of Washington and Wellesley College.

On a different note, if you would like to contact the school board on a particular matter, please send an email message to board@sanleandro.k12.ca.us Your message will automatically be forwarded to all trustees. The school board has been meeting regularly this summer to address the challenges facing our students. We welcome, and need, your feedback on how we can improve our schools.

WHAT HAPPENED TO THE LAST FEW EHOA NEWSLETTERS?

If you haven't received your monthly EHOA newsletter for a few months you're not alone. We didn't produce a newsletter for May, June, or July.

After 4 years of being on the EHOA board and editing the newsletter, I am stepping down from the position. My husband and I have decided to move our family to Colorado. The past few months have been crazy with selling our home and finding a new home in Colorado. I sincerely apologize to anyone who has been wondering about the newsletter.

I have enjoyed taking the newsletter to a monthly format and I hope you have enjoyed the content. I offer a special thanks to Bill Welte of Welte Construction who was the first business to really support our efforts to fund the newsletter with paid sponsorships. The newsletter now brings in revenue for the EHOA. This has allowed us to fund projects like the beautification project at Roosevelt.

-Sincerely, Tracy Ellis

Tracy and Simon can continued to be reached at ellisfamily980@msn.com

MEMBERSHIP UPDATE

We are up to 310 members for 2005. Still short of the 385 members for last year. A special thank you to Moira Fry and Robert Evert for donating money to our homeowners association above and beyond the \$10 annual membership.

REAL ESTATE REPORT

Lanz Camacho, Realtor
Rinetti & Company Realtors, San Leandro

As we are in the midst of the summer months, true to historical trends, we have seen an increase in the number of homes for sale. The market has remained strong throughout the Spring and early Summer with demand still high for homes in Estudillo Estates.

If you are considering selling your home, or have questions about the market in general and how it applies to your home, feel free to contact me. I can be reached at (510) 381-3454 or on email at lanzcamacho@sbcglobal.net

Lanz Camacho, Realtor (EHOA Board Member and Estudillo Estates Resident

- Current Offerings:** Asking Price
625 Chetland Rd (2 BR, 1 BA) \$589,000
1095 Bancroft Ave (2 BR, 1 BA)\$599,000
727 Cary Dr (2 BR, 1 BA) \$630,000
802 Chetland Rd (3 BR, 2 BA) \$640,000
595 Pala Ave (3 BR, 2 BA) \$689,000
790 Joaquin Ave (3 BR, 2 BA) \$690,000
736 Joaquin Ave (3 BR, 3 BA) \$719,950
742 Lee Avenue (3 BR, 2 BA) \$750,000
948 Oakes Blvd (3 BR, 1.5 BA)\$775,000
1079 Lee Avenue (3 BR, 2 BA) \$789,000
993 San Jose St (4 BR, 2.5 BA)\$795,000
845 Woodland Ave (4BR,3 BA) \$822,500

Pending Sales: Asking Price

- 770 St Mary's Ave (2BR, 1BA) \$540,000
891 Juana Ave (2 BR, 1 BA) \$549,950
1554 Glen Dr (2 BR, 1 BA) \$599,000
1401 Dutton Ave (2 BR, 2 BA) \$649,976
1423 Glen Dr (3 BR, 2 BA) \$679,000
1166 Glen Dr (4 BR, 2.5 BA)

Completed Sales:

- 980 Bridge Rd (3 BR, 2 BA)- asking \$699,000-sold for \$710,000
1010 Bancroft Ave (4 BR, 2 BA)- asking \$660,000-sold for \$720,000
837 Glen Dr (3 BR, 2 BA)- asking \$697,000-sold for \$755,000
1008 Oakes Blvd (3 BR, 1.5 BA)- asking \$697,000-sold for \$773,000
720 Lee Ave (3 BR, 1 full BA, 2 partial BA)- asking \$689,000-sold for \$775,000
800 Bancroft Ave (3 BR, 1.5 BA)- asking \$865,000-sold for \$800,000
955 Arbor Dr-(3 BR, 1.5 BA)- asking \$750,000-sold for \$805,000
857 Estudillo Ave (4 BR, 2 BA)- asking \$837,000-sold for \$837,000
645 Woodland Ave (3 BR, 2 BA)- asking \$750,000-sold for \$850,000
659 Estudillo Ave (3 BR, 3 BA)- asking \$949,976-sold for \$1,000,000

BOARD MEMBERS NEEDED

Thanks to Corey Anderson, Charles McKeag and Tracy Ellis for their community service as EHOA Board members. If you are interested in joining the board please contact a current board member at www.estudilloestates.org.

School Year Begins in August

Summer comes to a close for students in just a few weeks. Assumption School begins Tuesday, August 22, and SLUSD schools begin Wednesday, August 31. Roosevelt Elementary will host a kindergarten gathering for students and their families on Sunday, August 21, from 1 to 3 at the playground.