



Estudillo Homeowners Association Newsletter

www.estudilloestates.org

December 2005

Page 1

The Need To Invest In Our Students And Create A Better San Leandro

Stephen Cassidy, Trustee, San Leandro School Board

In 2005, San Leandro's district-wide API score increased by an amount greater than ten of the sixteen unified school districts in Alameda County. San Leandro High School graduates can be found studying at colleges worldwide, from Cambridge University in England to the Massachusetts Institute of Technology in Boston to state universities across America. Almost 150 students from the 2005 Class of San Leandro High School are enrolled this year in University of California and California State Universities.

Much has been accomplished in our schools, and much remains to be accomplished. We must recognize, however, that San Leandro schools, and our City as whole, will not reach their full potential if San Leandro students continue to receive the least resources for their education of all students in Alameda County.

That is what is occurring. For at least the last six years, the San Leandro Unified School District has been in last place both in overall revenue per student and local revenue per student within the county. In 1999, the Alameda County Office of Education found:

"San Leandro is competing for staff in the Bay Area market. The current funding level of the district makes it difficult to be competitive in salaries, provide quality educational programs, and neighborhood schools. The community must support the district with additional resources."

San Leandro remains in last place. We have almost \$4,000 less per pupil for our students than the top school district in the county. If San Leandro were just at the county average in revenue per student, we would have more than \$7 million each year for our students.

Our low revenue contributes to a shortage of key personnel. With over 8,700 students and 900 employees, our district employs less than three librarians, less than two nurses and only three information technology technicians.

Moreover, the quality of teachers and staff has been impacted by our lack of funding. A county salary schedule last year showed that a first year teacher in the New Haven School District earns more than a fifth teacher year in San Leandro. We are having difficulty attracting and retaining the best teachers in key areas, especially in math and science at our middle schools and high school.

For school districts, local revenues measures, called parcel taxes, are the only means of achieving this. Parcel taxes are based on the ownership of land, not on the value of the property. They must be set at a uniform rate, such as a flat annual fee per parcel or a rate based upon the square footage of the property (so that industrial land owners pay more than homeowners). Seniors can be exempted from parcel taxes.

School districts in Alameda County which have parcel taxes to fund music and arts enrichment programs and attract and retain quality employees include Alameda, Albany, Berkeley, Emeryville, Livermore and Piedmont. Parcel taxes enhance operating revenue. The proceeds can not be used by the state to diminish funds the school district is otherwise entitled to receive.

What exactly would a parcel tax for San Leandro schools be used for? That decision has not been made yet. You can play a role in influencing this decision through your participation at school board meetings this month and early January. If the school board places a parcel tax on the ballot next year, the measure will specify what the proceeds will be used for. This language is binding on the school district for the duration of the tax.

Our students have pressing needs that can only be addressed by San Leandrans committed to making a difference. Whether you have children in our public schools or not, you can play an important role in improving our schools and our City. We all benefit when our public schools succeed.

Next Homeowners Meeting

Tuesday January 17 7PM

San Leandro Public Library

Guest Speaker will be Announced
in the January Newsletter

All are Welcome!

How to Reach the EHOA Board Members

Deborah Cox, President	895-8481 deborah@estudilloestates.org
Lanz Camacho, VP	381-3454 lanz@estudilloestates.org
Denice Ballas, Treasurer	636-9991 denise@estudilloestates.org
Emily Kaplan, Secretary	351-7596 emily@estudilloestates.org
Scott Rennie	633-0362 scott@estudilloestates.org
Nestor Cuellas	352-2209 nestor@estudilloestates.org

The Estudillo Estates Homeowners Association is looking for new members to join the board for the coming term. Recent vacancies due to moves have left some areas of the association not represented. If you would like more information, please contact Deborah Cox at 895-8481 or email deborah@estudilloestates.org.

Brian Copeland To Perform In Benefit Shows

For the first time ever, KGO Radio host, San Leandro Times Columnist, and TV personality Brian Copeland will perform his critically-acclaimed one man show in his home town of San Leandro. *Not A Genuine Black Man*, is the longest running solo show in San Francisco history-- running for the past 20 months. The show will be released as a novel by Hyperion in mid-2006 and is being developed as a TV series for HBO with producer Rob Reiner. All shows will benefit local nonprofit groups. All performances are 7 pm at The California Conservatory Theatre located at 999 E 14th St. The Dec 27 performance benefits The California Conservatory Theatre, on Dec 28 the performance benefits the Boys and Girls Club, and the Dec. 29 performance benefits Davis Street Family Center. For more information and ticket prices please call 632-8850.

Community Preservation

From the City's Community Compliance Pages
The City of San Leandro has a Community Preservation Ordinance which was adopted to preserve the quality and appearance of our residential, commercial and industrial areas. This ordinance prohibits the storage of items in areas of the property that are visible from the street. Items such as boxes, garbage bags and cans, discarded household items and furniture, packing containers, machine or vehicle parts, camper shells and miscellaneous other items must be stored in areas that are not visible from the street or sidewalk. Summaries of the ordinance are available by contacting the Community Compliance Section.

Special Thanks to All Members of EHOA

As 2005 comes to a close, the Board Members of the EHOA offer a special Thank You to all members of the Estudillo Homeowners Association for their support in joining the Association, especially to Carla and Saul Schultheis-Gerry and Vivian and Hoang Lia who recently made donations to the EHOA. The donations and annual fee of \$10 helps to defray the costs of beautification projects, generate scholarships and print the monthly newsletter. We will begin our 2006 membership campaign next month.

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ABOUT TOWN---- Recreation, Restaurants and Retail

Urban Indigo has unique gifts for the Holidays-- an eclectic mix of beautifully designed gifts for yourself and others. We carry home and kitchen accessories, jewelry, children's toys, art, stationery and so much more! You'll find something for everybody at an affordable price.

Located at 1229 MacArthur Blvd (near Galvan's and Sabino's) in San Leandro. Phone: 510-351-0119. Open Christmas Eve 11 - 3.

OPEN 7 DAYS A WEEK BEGINNING DECEMBER 6.

New Holiday Hours: Monday - Saturday 10-6 and Sunday 11-5

SKATING RINK at Bayfair Mall Take your family out for a fun day on the ice. Ice skating can be found here in San Leandro through January 1st at Bayfair Mall. Public Skating time periods are Friday, Saturday and Sunday from 11 am to 1 pm, 1 to 3:30 pm, 3:30 to 6 pm. On Friday there is an additional skating session from 6-8:30 pm. Admission is \$5 and includes skates. Skating classes are offered at 12 noon, 1 pm, 3 pm, and 4 pm. You can register online for classes at www.oaklandice.com. The rink will be closed on Christmas Day.

Music on the Bay- Lighted Boat Parade on Dec 10

Get into the holiday spirit with this year's fun-filled parade called "Music on the Bay." Dozens of boat owners will decorate their boats with lights and festive ornaments and sail through the Marina. The event begins at 5 p.m. with refreshments and visits with Santa, and the parade begins at 6 p.m. Bundle up in warm clothes, bring your lawn chair and enjoy the festivities. For information, call (510) 357-7447.

Newly renovated JAVA Gym reopens with new owner Amy Lipke. Start your New Year's resolutions early with Yoga, Pilates, Conditioning, and Cardio. Plan to arrive on time, bring a towel and water bottle and wear appropriate clothing for your chosen class. Dallis Wright-Morash is back with her Thursday 12:15 Energizing Pilates class. Pilates conditioning is designed to develop core strength, improve posture, flexibility and general well being. See the website at www.javagym.com for a full class schedule. Java Gym is located at 645 Bancroft Ave, just behind Zoocolo Coffee House. There are no membership fees. Drop in rates are available.

REAL ESTATE REPORT

Lanz Camacho
Rinetti & Company Realtors
EHOA Resident and Board Member

With the arrival of the Holidays, we've see a somewhat surprising increase in inventory in San Leandro, including Estudillo Estates. The average time on market before homes go "Sale Pending" has increased significantly. Causes for this include rising interest rates (and therefore less buyer affordability), as well as buyer sentiment that prices could decline in coming months. Whether or not prices decline, hold steady or rise is anyone's guess, and we most likely won't know the answer until we're into the New Year.

If you are considering selling your home, now more than ever, be sure you choose a realtor who specializes in our neighborhoods. I live in Estudillo Estates and my office has been serving the north area of San Leandro for over three decades. Please feel free to call or email me if I can assist in any way with your Real Estate needs. I can be reached at (510) 381-3454 or on email at lanzcamacho@sbcglobal.net

Current Offerings/Asking Price

824 Glen Dr	(2 BR, 1 BA)	\$639,950
934 Estudillo Ave	(2 BR, 1 BA)	\$639,976
1554 Glen Dr	(2 BR, 1 BA)	\$659,000
612 Pala Ave	(3 BR, 1.5 BA)	\$659,000
1256 Glen Dr	(2 BR, 1.5 BA)	\$660,000
1109 Dutton Ave	(3 BR, 1.5 BA)	\$669,000
1143 San Jose St	(3 BR, 1.5 BA)	\$725,000
932 Bancroft Ave	(3 BR, 1.5 BA)	\$779,000
773 Juana Ave	(4 BR, 3 BA)	\$818,800
1300 Estudillo Ave	(5 BR, 3.5 BA)	\$1,199,000

Pending Sales/Asking Price

665 Haas Ave	(3 BR, 1.5 BA)	\$635,000
948 Oakes Blvd	(3 BR, 1.5 BA)	\$759,000
952 Rodney Dr	(3 BR, 2 BA)	\$775,000
634 Glen Dr	(3 BR, 2.5 BA)	\$999,800

Completed Sales

1095 Bancroft Ave (2 BR, 1 BA)	asking price \$525,000, sold for \$535,000
856 Arbor Dr. (3 BR, 2 BA)	asking price \$675,000, sold for \$659,000
1079 Lee Ave. (3 BR, 2 BA)	asking price \$759,000, sold for \$735,000
993 San Jose St. (4 BR, 2.5 BA)	asking price \$775,000, sold for \$750,000

15% OFF* Verticals <small>One Coupon Per Customer. Coupon May Not Be Combined With Any Other Offer. Expires 1/15/06</small>	Budget Blinds <i>a style for every point of view™</i> <small>From shutters to soft shades. Budget Blinds has a huge selection of window coverings from the best brands. Let one of our savvy Style Consultants come to your home with thousands of samples. From expert measuring to professional installation, custom window coverings are a breeze with Budget Blinds!</small> Call (510) 357-2400 or visit us online at www.budgetblinds.com/sanleandro <small>*Each franchise is independently owned and operated. Some restrictions apply. Offer not good with any other offer. Offer valid at time of initial purchase only. Offer good at participating dealers only.</small>	25% OFF* Aluminum Blinds <small>One Coupon Per Customer. Coupon May Not Be Combined With Any Other Offer. Expires 1/15/06</small>
20% OFF* Roller Shades <small>One Coupon Per Customer. Coupon May Not Be Combined With Any Other Offer. Expires 1/15/06</small>		30% OFF* Roman Shades <small>One Coupon Per Customer. Coupon May Not Be Combined With Any Other Offer. Expires 1/15/06</small>

----- 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 2005 Dues Payment of \$10 made payable to EHOA.

We are up to 323 members for 2005. Your \$10 donation to the EHOA helps to support this newsletter as well as beautification/ community projects. Membership is valid January 2005 - December 2005.

NAME(S): _____ TELEPHONE: _____

ADDRESS: _____ EMAIL: _____