



Estudillo Homeowners

Association Newsletter

www.estudilloestates.org

TIME TO SEND IN YOUR 2005 DUES

Membership in the Estudillo Homeowners Association (EHOA) is based upon the calendar year. The start of the year reminds us that we start the membership drive. So please send in your \$10 to support your homeowners association. The form is on the back. We'd like to give special thanks to the following Estudillo Estates residents who not only joined the association but gave an extra donation to the EHOA to support our work to make this a better neighborhood. Thank you to George & Annette Domm, Robert & Nancy Carlson and Joe & Jean Gancos.

2005 EHOA SCHOLARSHIPS

-Stephen Cassidy, Scholarship Chair

One of the core activities of the Estudillo Homeowners Association is providing grants to high school students whose parents or guardians are members of the association. The scholarship program is open to seniors of public or private schools who will be attending college in the Fall. The purpose of the scholarship is to recognize neighborhood students for their hard work and help defray their costs in buying textbooks and other expenses they will incur when they enter college.

Last year, we awarded \$300 each to four students. The total amount of the scholarships, \$1,200, constituted the largest amount of funds donated to high school seniors by any homeowners association in San Leandro.

In addition to completing the application, students must submit an essay. This year's topic is "The teachers that had the most influence on me and what I learned from them." To obtain an application, please contact Stephen Cassidy by email at shcassidy@yahoo.com or by phone at 667-0860. Applications and essays are due April 4, 2005.

CITY PLANNER TO SPEAK AT NEXT EHOA MEETING

Debbie Pollart is the Planning Manager at the City of San Leandro, where she has been employed since 2000. She oversees the Planning Services Division of the Community Development Department, which covers both current and long-range planning functions. Debbie has been in the planning field for 20 years, first as a private-sector consultant preparing environmental impact reports, then as a self-employed consultant providing environmental analysis and contract planning services to several communities throughout the greater Bay Area. Debbie lives in Alameda with her husband and 3 kids. Ms. Pollart will speak to us about current and future projects within her department and answer any questions we may have about San Leandro's planning process.

FEBRUARY 2005

EHOA CONSIDERS BEAUTIFICATION PROJECTS

One of the objectives of the EHOA is to improve our neighborhood by making it more attractive. Over the past few years, when we have asked for suggestions as to how to do that, plant more trees has been a familiar response. Well, now our city will plant street trees FOR FREE. Please **call the city of San Leandro at 577-3448 and get your FREE STREET TREE TODAY.**

Another project that was presented to the EHOA a few years ago was to landscape the ground in front of Roosevelt Elementary's Dutton Ave. entrance. Our EHOA residents on Dutton Ave. have to look at this dirt patch, as do all of us who travel down Dutton Ave. It is a small, unattractive site but our local schools just do not have the funds to landscape it. This project was re-presented to our board at the January meeting. The board is asking our members for additional comments and/or feedback before we fund this beautification project. Please attend the next homeowners meeting to share your thoughts. EHOA board member Charles McKeag has agreed to spearhead the EHOA beautification committee. THANKS CHARLES!

UPDATE ON ESTUDILLO ESTATE MONUMENT

-City Manager John Jermanis' office

City staff met with representatives of the Estudillo Estates Homeowners Association several years ago to discuss the location and design of an entrance sign for the area. The Community Development and Engineering Departments have prepared designs for the placement of the sign and landscaping at the corner of Collier and Estudillo; a capital improvement project (CIP) number as been designated for this project. At this time, due to lack of funding for General Fund capital projects, the entrance sign will remain on the CIP list and be considered for inclusion in the budget at a future date. For the upcoming budget year the only capital improvement projects that will be in the budget are those funded through the Redevelopment Agency, the self-sufficient Enterprise Funds and grants.

CASINO UPDATE

-Councilman Bill Stevens

You may have seen or heard news reports recently about the proposal to build a casino in Oakland near the airport. This is causing us a great deal of concern on many levels. The development has been proposed by the Lower Lake Rancheria Koi Indian Nation as an economic development opportunity for their tribe. While we wholeheartedly support the tribe's efforts at economic development, the City Council has unanimously expressed

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the belief that this is just the wrong place for a project of this size.

The casino would include at least 2,000 slot machines, 140 gaming tables, have 4 or 5 restaurants, and will eventually include a 200 room hotel and 1,000 seat entertainment center. The site they have chosen is just east of the airport, next to the UPS facility and immediately adjacent to the Martin Luther King, Jr. Shoreline Regional Park, less than one mile from San Leandro city limits.

We see increased demands on our local services from drunk drivers, traffic congestion, crimes associated with problem gambling, and a whole host of other concerns. While the City of Oakland is being offered a substantial financial share of the profits from the casino to off-set Oakland's financial impacts from the complex, nothing is being suggested to help San Leandro or Alameda with the impacts we will be feeling if the project goes through. For these reasons, and others, the City Council has taken a stand of opposition to the project. Sadly, our opinion is only symbolic because the final authority for approval of the project lies in the hands of

**Next Homeowners
Meeting Tuesday
Feb. 15th 6:30 pm
Main Library - Conf. B**
**Guest Speaker: Debbie Pollart
San Leandro City Planner**

the US Department of Interior Bureau of Indian Affairs and the Governor's office.

Some say there are too many obstacles in the way to get the project approved; others are not as optimistic and say there is little that can be done to stop it from being built. Either way, we are committed to doing all that we can to keep this project from going forward and encouraging the Koi Nation to find a better location for their project – one that isn't right in the center of one of the busiest and most congested urban areas in California.

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 email me at bstephens@ci.san-leandro.ca

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REAL ESTATE REPORT

EHOA WEB SITE UPDATE

-Anne Pinkowski, EHOA web gal

Some of you may have tried to go to our website

<http://www.estudillo.org> and the site was down. We apologize for this downtime as there developed a problem with the domain name that is still unresolved. In order to remedy the situation promptly, we had to move the site to www.estudilloestates.org. Once the issue is resolved with the original domain (www.estudillo.org) BOTH sites will bring you to the same place!

In the meantime, please bookmark the NEW website address: www.estudilloestates.org and note the change when using email addresses name@estudilloestates.org or board@estudilloestates.org in the interim.

EHOA 2005 BOARD

Special Thanks to Emily Kaplan who has volunteered to be the EHOA secretary for 2005. Also, thanks to Todd Parsnick for his year on the EHOA board. Todd is stepping down so we have an opening. If you are interested please contact any board member or attend our next monthly meeting. If you have ideas and suggestions for us, let us know.

Deborah Cox - President 895-8481
deborah@estudilloestates.org

Denise Ballas - Treasurer & Membership
1198 Begier Ave. 636-9991
denise@estudilloestates.org

Emily Kaplan - Secretary 351-7596
emily@estudilloestates.org

Corey Anderson, Nestor Cuellas, Lanz Camacho, Tracy Ellis, Scott Rogers, Scott Rennie and Charles McKeag,

NORTH AREA HOME & GARDEN TOUR SEEKS HOMES & GARDENS

It's almost that time of year again. The annual Home & Garden Tour is in the planning stage so if you are able to volunteer your home or garden please contact Patty Silva at 636-4137 or pattyatl@aol.com. The tour is usually held at the end of May each year and proceeds benefit local charities.

CHAMPAGNE TERRACE LIQUOR STORE FOR SALE

The liquor store on the corner of Bridge Rd and MacARTHUR is for sale for \$70,000. Not the building, just the business. Interested anyone?

DO YOU KNOW SOMEONE IN OUR NEIGHBORHOOD THAT DESERVES SOME RECOGNITION?

Has your middle school student made the honor roll? Do you know someone working on their Eagle Badge? Is your high school student working on getting the school to start a food scrape recycling program? We'd like to give them some recognition in upcoming newsletters. Please contact Tracy Ellis through our web site at tracy@estudilloestates.org or at 614-7961.

ASSUMPTION GALA 2005

will be held at the beautiful Scott's at Jack London Square on Saturday March 12th. This is the schools largest fund raiser and is bound to be a night to remember. Dinner, dancing and an auction. What more do you need for a great night out.

IF YOU USE ROOSEVELT ELEMENTARY TO WALK YOUR DOG- PLEASE PICK UP AFTER YOUR DOG. THANK YOU.

What we are experiencing currently in Estudillo Estates, as well as the entire North Area of San Leandro, is an extreme shortage of inventory. As the Holidays are now behind us, coupled with Spring approaching, we should see more homes come onto the market. Economic forecasts call for another strong year for the Bay Area Real Estate market.

Current Offerings: 857 Estudillo Avenue-\$837,000

Pending Sales: 859 Rodney Drive (asking price \$539,000), 835 Juana Avenue (asking price \$649,976), 1080 Begier Avenue (asking price \$695,000), 710 Lee Avenue (asking price \$749,000), 812 Woodland Avenue (asking price \$749,000).

Completed Sales: 1395 Dutton Avenue (sold for \$480,000), 877 Joaquin Avenue (sold for \$587,000), 944 Oakes Blvd. (sold for \$620,000), 760 Cary Drive (sold for \$662,000), 869 Lee Avenue (sold for \$701,500).

If you have any questions about the market or if I can assist with any of you Real Estate needs, please call me at (510) 381.3454- **Lanz Camacho, Rinetti & Company Realtors**

UPCOMING EVENTS

Sequoyah Country Club is hosting its annual Fashion Show and Auction to Benefit Children's Hospital & Research Center at Oakland. Mark your calendar - April 30th. For tickets or more information call Rosa Anderson at 430-1539.

----- 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. Membership is valid January 2005 - December 2005.

NAME(S): _____ TELEPHONE: _____

ADDRESS: _____ EMAIL: _____

Return this form to: **Denise Ballas 1198 Begier Ave, San Leandro, CA 94577,**
with your check for \$10 payable to "EHOA" - Questions? Call 636-9991 or pinelakefun@aol.com

THANK YOU FOR HELPING TO MAKE THIS A GREAT NEIGHBORHOOD!

