

Estudillo Homeowners Association

Newsletter

www.estudillostates.org

TIME TO SEND IN YOUR 2005 DUES

We are up to 204 members for 2005. Last year we reached 375 members. So please send in your \$10 to support your homeowners association. The more members we have the more city hall listens to us. The form is on the back. Again this month a few more residents have given our neighborhood a donation over and above the \$10 annual dues. Special thanks to Jim & Leslie Volmer and Judy & Nick Verhoek. Thanks for your support!

SCHOLARSHIP REMINDER

One of the core activities of the EHOA is to provide grants to high school students whose parents are members of the association. The deadline for applications is April 4th. Email Stephen Cassidy at shcassidy@yahoo.com or by phone at 667-0860 for an application.

LOCAL DEVELOPER TO SPEAK TO EHOA AT MARCH MEETING

The John Benjamin Company LLC has purchased the vacant lot at the corner of Superior and MacArthur Avenues with the intent of developing single-family homes.

John Benjamin Company LLC is owned by a San Leandro and Estudillo Estates local, Robert Caruso. He and his associate, Pat Geoghegan, will be appearing at the EHOA board meeting on March 15 at 7 PM. Please attend the meeting so that they may capture local residents' input on the project.

SCHOOLS BUDGET ISSUES WITH THE STATE

*-Stephen Cassidy, school board member and
EHOA member*

Sadly, despite the turnaround in our state economy, the news from Sacramento on education funding is disturbing. Governor Arnold Schwarzenegger has reneged on a deal he reached with educators.

Last year, the governor entered into an agreement with the education community that resulted in a \$2 billion reduction in funding for public schools and community colleges. In return, the governor promised educators that if the economy revived schools would receive their normal share of any new revenue under Proposition 98. Approved by the voters in 1988, Proposition 98 requires that roughly 40% of the state general fund be spent on K-12 public schools and community colleges.

Tax receipts have surged over the previous year. The governor's 2005-06 budget calls for a \$2.5 billion increase in K-12 school funding over his 2004-05 budget. However, this is \$2.2 billion over the next two years less than what the schools are owed under Proposition 98. For the

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San Leandro School District, the \$2.2 billion reduction represents a loss of \$2.8 million, or \$340 per student.

The governor rejects any criticism of his education budget, claiming he is providing 7% more in funding for schools next year. The actual increase in education funding is substantially smaller.

First, the governor is proposing that the state reduce its contribution to the State Teachers' Retirement System, immediately shifting \$469 million in teacher pension obligations to school districts.

Second, \$674 million in property taxes are also being taken from schools and given to cities and counties to replace the funds that had been raised by the car tax, which the governor eliminated. Factoring in these funding shifts, inflation and statewide enrollment growth, the nonpartisan Legislative Analyst's Office has determined that the governor's budget provides only a 1.25% increase in real per pupil spending.

Beyond the actual education spending for next year, the governor has also proposed weakening Proposition 98 by subjecting public schools to automatic, across the board budget cuts if state spending rises above tax proceeds. In light of these proposals and his failure to abide by the deal he signed off on last year, it is fair to question the governor's commitment to public education.

The needs of our students grow. Over 25% of San Leandro's students are identified as English Learners and almost 45% of students qualify for free or reduced price lunches. An ever increasing number come from families that do not speak English at home.

Even when accounting for the Kindergarten to Third Grade class size reduction program (1 teacher per 20 students), a recent study by the Rand Corporation found that California has the second highest ratio of students per teacher in the nation.

Furthermore, California is among the nation's lowest in per-pupil funding of schools, with only seven states spending less than California. At the same time, we have extremely high expectations for our students. California's math and English standards, which are primary components of a school's API score, are among the very highest in the nation.

The governor did not create these trends. California's level of funding per student has fallen below the national average for nearly three decades. The governor, however, is now responsible to ensuring that the vision we all hold of schools — schools that are safe, clean, vibrant centers of learning — is supported by sufficient resources from the state. The governor's present budget and plans to undermine Proposition 98 is a far cry from achieving this vision.

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Please share your views on the governor's education budget by writing him at State Capitol Building, Sacramento, CA 95814 or visiting the governor's website at <http://www.govmail.ca.gov>. Note, the preceding represents solely the comments of Trustee Stephen Cassidy and should not be considered the opinion of the Board of Education.

MacArthur Blvd UPDATE

-Councilman Bill Stevens

City Council Member, District Five
MacArthur Boulevard roadway improvements should be underway soon. The project received a qualifying bid that met the city budget. This project has been in the planning stages for quite a long time, and I appreciate the input residents and business owners have contributed. We believe construction should start on the first phase (Durant to Superior Avenues and Dutton to Estudillo Avenues) in early spring and could be finished in the early fall. The

**Next Homeowners
Meeting Tuesday
March 15th 7 pm
Main Library - Conf. B**

**Guest Speaker: Robert Caruso
Local Developer**

Board meets at 6:30pm

project will make the intersections narrower and safer for pedestrians, some new traffic medians will be added, lighting will be improved, and the signals at Dutton Avenue will be replaced. We're using Redevelopment tax increment funds from businesses in this area to pay for this first phase. The second phase, which will be the section from Lewis to Dutton Avenues will happen later when we find funding for those improvements.

The old Evergreen Nursery development project is a step closer to getting underway. The developer has just submitted the building plans for the commercial building, so it is conceivable that he could get started in the spring.

All of the business districts along MacArthur Blvd. are looking especially vibrant these days. It's great to see spaces filled with locally-owned small

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businesses, many of which have done renovations lately. This really speaks to San Leandro's business-friendly climate.

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.san-leandro.ca.us

MEMORIAL PARK IS UNDERWAY!!!!

You may have already noticed that construction has started at Memorial Park. The old equipment has been taken away, the area is fenced and they are ready to start. The park should re-open this summer. We'll see the very patriotic red, white and blue playground soon.

CROSS WALKS SAFETY IMPROVED

New cross walk signs were recently put in at the cross walk of Estudillo and Collier and at Dutton Ave into Roosevelt School. They really do help pedestrians feel safer when crossing. The EHOA has been asking for these improvements for some time. Our thanks to Anna Vickroy of the City of San Leandro. If you have pedestrian safety issues, contact Anna at 577-3410.

ST. PATRICK'S DINNER

-Doug Taylor, EHOA member

Church of the Assumption will hold a St Patrick's Dinner on March 19th at 1100 Fulton Ave. No host bar at 5:30PM, followed by Corned Beef dinner @6:30PM. Live Irish music, Irish dancers, and Irish dance instructor. Ticket are \$25 for Adults, \$10 for children 6-12 and under five free. This is a fundraiser to remodel the school gym kitchen. For tickets call (510)352-1537

Thanks to Sarah Nash, the yahoo group created last year is about to expand with the hope of it being a more useful tool to communicate with one another. And for the EHOA board to share information with our members on a more timely manner than the monthly newsletter allows. We have 187 addresses in the yahoo group, so if you signed up last year, you will receive an email soon with guidelines for use. Sara crafted these after reviewing successful models like the Castro Valley Mothers Group and the Broadmoor Homeowners Association. Our hope is that this will work in conjunction to our web sites bulletin board at www.estudilloestates.org.

POLICE WARN OF INCREASED CRIME

Recently, the police held a meeting at Zocola's coffee shop to discuss the 28 North Area break-ins during January. The incidents tend to be daytime break-ins, usually through the back or side doors or windows or residences. Items stolen tend to be electronic equipment such as DVD players, TVs, and game systems and games. They don't know why there has been this sudden increase and they don't believe it's a single individual or group that is causing it.

After having caught a few perpetrators they had hoped they had removed the cause of the problem, but that doesn't seem to be the case. These break-ins and burglaries are continuing today and we all need to be diligent about keeping our neighborhood safe from criminals.

What are the Police Doing? For obvious reasons, the police didn't disclose every tactic they are using to catch these thieves, but they did indicate an increased presence in the area. They're following suspicious acting individuals when they can, and they are responding rapidly to calls from the area. That said, San Leandro has less than the average number of officers per resident than the rest of the East Bay, and the continuing budget crunch will not help that.

If you see anything suspicious CALL THE POLICE AT 577-3201.

REAL ESTATE REPORT

-Julie Cuellas, Red Oak Realty

The median home price in San Leandro in January 2004 was \$415,000 while in January 2005 it was \$500,000. That is an increase of 20.5 % over last year. Continued strong demand suggests that 2005 will be yet another robust year for real estate in Estudillo Estates and double-digit increases are again anticipated. There are more buyers than available properties for sale, which increases multiple offers on properties listed in the MLS and those aggressively marketed. Our neighborhood is experiencing heavy competition amongst buyers and sellers are realizing huge gains.

Current Offerings; 760 Estudillo Ave, 3/1.5 @ \$689,950
857 Estudillo Ave, 4/2 @ \$837,000

www.estudilloestates.org
for all EHOA news and to contact any board member

Pending Sales; 805 Begier Ave 1/1.5 asking \$399,000 (pending with 41 offers and yes it only has 1 bedroom)

858 Collier 3/1.5 asking \$659,976
750 Bridge 5/2.5 asking \$759,000

Completed Sales; 859 Rodney Dr, 3/1.5 asking \$539,000 sold for \$611,000
1080 Begier Ave, 3/2 asking \$695,000 sold for \$715,000
710 Lee, 4/2.5 asking \$749,000 sold for \$730,000

If you have been thinking about putting your house on the market, now might be a fantastic time to do it! If you have any questions about real estate or just want to chat, please call me at (510) 280-2166 or email juliecuellas@comcast.net.

ATTENTION EXERCISERS

-Dallis Wright-Morash, EHOA member

Pilates conditioning is designed to develop core strength, improve posture, flexibility and general well-being. Try our energizing noon classes at the JAVA GYM located at 645 Bancroft Ave. Every Tues/Thursday 12:15-1pm. Drop-in rate available!

----- 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: **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

THANK YOU FOR HELPING TO MAKE THIS A GREAT NEIGHBORHOOD!

