



Estudillo Homeowners Association Newsletter

www.estudilloestates.org

October 2005

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Letter from The Vice Mayor

Fellow San Leandrans,

I would like to take this opportunity to reflect on the recent events that have left so many of our Fellow Americans homeless or totally devastated. Katrina and Rita have given us all a reason to pause and to be thankful.

Just for a moment let's think about our neighbors and what nice neighbors and neighborhoods mean to us all. Friendly faces, pleasing voices and very pleasant surroundings. We all want and appreciate these things. We have them today. It could all be gone in a moment. Catastrophe can strike at any time. With this in mind, let's all resolve to be good neighbors and to respect the rights of others. Remember, it is a privilege and a blessing to live where we are. It takes a constant effort to keep it that way.

Here is an update on projects in the city:

The MacArthur project is moving along quite nicely. If all goes well, it should be completed by Mid-November.

The Hennigan project at the Old Evergreen site is taking shape and is well on the way to having the commercial portion completed.

When you are in the Downtown/Bart area take a look at West Estudillo. The History Walk is beginning to come into focus. The Plaza makeover should be finished sometime in November. Within the next month the utility under grounding will be complete.

The school district received a grant for the Bancroft School sports field upgrading. There is still much to be done. However, the project is on the way to becoming a reality.

Until next time, have a Clean and Green Day.
Regards, Orval "OB" Badger, Vice Mayor

Sound Walls on 580?

Ellen Corbett addressed the September meeting of the Estudillo Homeowners Association on the topic of sound walls on 580. Currently there are 9 sections of sound wall planned between Marlow Dr. and 150th. A section on the east side of 580 from Marlow to Benedict most directly affects residents of the EHOA. This construction was originally budgeted for fiscal '01 for \$4.5M. It has been rescheduled for fiscal '08 for an additional \$2.8M. There are no current plans to build on the west side of this section of 580.

The building of sound walls are an effective way to reduce sound levels in neighborhoods. This positive effect benefits residences on the east side of 580. It is a sound magnifier for the west side. Questions and concerns were raised at the Sept. meeting of building a wall on the Estudillo side. For the majority, the disagreement is not over whether or not to build a sound barrier, no one wants more noise in the neighborhood. The opponents suggested that, instead of looking at concrete sound walls, we should be looking at other materials that would be not only be aesthetic but would also have a low impact on the environment.

According to the City's General Plan (2002) "it is important to ensure that aesthetic and maintenance considerations are carefully considered when walls are built. Dense plantings of shrubs and trees can soften the fiscal effects of a wall while also absorbing additional sound waves." Under the Policies and Actions section (6-47, 6-48), the plan states that the city is to encourage CalTrans and the Alameda County Management agency to pursue a variety of measures, such as landscaping, berms, pavement changes, and sound walls to decrease the noise impact of local freeways. In addition, the policy states that where sound walls are used, citizen input is required in the siting and design process. Let your City Council members know what you think.

Bancroft Receives \$900K Grant

A \$900K state grant will help revamp and update the fields at Bancroft Middle School. The grant is a result of collaboration between the City of San Leandro and the San Leandro Unified school District. The Bancroft field isn't the first facility shared by the two entities. According to Carolyn Knudtson, director of Recreation and Human Services, such agreements exist at Muir Soccer Field, Farrelly Pool and Floresta Park. Under the joint-use agreement at the Bancroft field, the city will contribute up to \$311,000 for renovations, including in-kind services such as design and project management. The school district will add another \$100,000. After the field is completed, the district will be responsible for running and maintaining the facility.

The state funding was secured- with the help of lobbying efforts by Assemblyman Johan Klehs, D-San Leandro, Final plans and a time line have yet to be determined.

Next Homeowners Meeting

Tuesday October 18 7PM
San Leandro Public Library
Estudillo Ave.

All are Welcome!

Council Member Contact

Orval Badger - District 1

orvaleone@aol.com

Bill Stevens - District 5

bstephens@ci.san-leandro.ca.us

Superintendent Receives Contract Extension

Pauline Cutter, SLUSD President and Stephen Cassidy, SLUSD Communications Chairman

Earlier this month, in an unanimous decision, the San Leandro school board showed its support for Superintendent Christine Lim by voting to provide her a one-year contract extension. The extension was based upon a positive review of Superintendent Lim's performance over the past year. No other changes were made to the contract, meaning Superintendent Lim's salary remains unchanged from last school year.

In a press release, Superintendent Lim stated, "I look forward to continuing to work with our employees, parents, students and the community in transforming our school district into one of the best in the Bay Area. I also recognize that our financial situation, while solvent, remains precarious. For this reason, I have informed the board, and it has agreed, that I do not request any pay increase or other additional compensation for this school year."

We are committed to working with the community in improving our schools on an ongoing basis. Last May, we hosted a successful workshop at San Leandro High School which featured short presentations followed by break out sessions where participants offered their views on our schools. Over 85% of attendees said the break sessions were excellent or good, and 90% said they would recommend this type of workshop to their neighbors or friends.

We wish to provide multiple opportunities for all parents and members of the community to participate in shaping the future of our schools. The school district will be conducting additional community workshops on **Monday, Oct 17th at Bancroft Middle School**, and **Monday, Oct 24th at John Muir Middle School**. Both meetings will begin at 7 pm.

We value your input. Please come to one of the workshops. You may also send an email message on any school matter to the entire school board at board@sanleandro.k12.ca.us

Homeowner Associations

Co-Sponsor Community Meeting

A community meeting reviewing the San Leandro Historic Preservation Act, local efforts to slow traffic on neighborhood streets, and a panel discussion addressing community concerns, will be co-sponsored by the Broadmoor Neighborhood Association and the Estudillo Homeowners Association on Wed. Oct. 12, 7 pm - 9 pm, San Leandro Main Library. The meeting is free of charge and open to the public.

Speakers will include Senior Librarian Cindy Simons discussing the San Leandro Historic Preservation Ordinance and the Mills Act tax incentive for restoring historic properties, San Leandro resident Heather Marlais will talk about how she successfully got speed humps installed on her street as a traffic calming measure. A panel discussion will include the following topics: dam preparedness, emergency management, and how residents can be prepared for emergencies. For more information, email dbkwrites@yahoo.com or call 553-1737.

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ABOUT TOWN ----- Recreation, Restaurants and Retail

Urban Indigo, an eclectic mix of beautifully designed gifts for yourself and others is located in the Estudillo Estates neighborhood. We've been busy buying for the store and a lot of new products have already arrived along with popular favorites. We've added jewelry designers, a new selection of handbags and beautiful table top items made from wood, glass, and ceramic. Look for new stationery items, creative children's toys and the new baby booties by Trumpette, the makers of the popular Mary Jane baby socks. You'll find something for everybody at an affordable price. Located at 1229 MacArthur Blvd. (near Galvan's and Sabino's) in San Leandro.

Hours: Wed through Sat 11 - 6pm. Phone: 510 351 0119

Zocalo Coffee House will be reopening Saturday, October 15. Please stop by and check out the newly redecorated interior. Zocalo will also be hosting the beginning of the Safe Treats, Safe Streets on October 31. Zocalo is located at 645 Bancroft Ave. Java Gym will also be reopening. Watch for information on classes from the new owner, Amy Lipke.

Vila Cereja Restaurant reopened on September 30 following repairs due to a fire. Vila Cereja is located at 1045 MacArthur Blvd.

Self Defense Classes for Women 50+ will be held on Tuesdays, October 11 and October 18 from 1-2:30 at the Marina Community Center. In these classes you will build confidence, increase assertiveness, and learn to protect yourself. Call 577-3462 for more information.

San Leandro Players presents: PICNIC by William Inge, is the story of a summer romance between a small town woman and a young drifter. Oct 22 through Nov 20. Sat 8 pm, Sun 2 pm at the San Leandro Museum Auditorium, 320 West Estudillo Ave. Tickets are \$10 adults and \$5 Seniors and Children. 895-2573.

The majestic **Monarch Butterflies** are on their way back to San Leandro. Thousands of beautiful Monarchs will be wintering at the Monarch Bay Golf Course. Bring the entire family to see this natural phenomenon. Participants will take a short walk to the butterflies, view huge clusters of Monarchs, and learn more about Monarchs from our volunteer docents. This is a free program running on Saturdays in October through January at 11 am, 1 pm, and 2:30 pm. Group and student tours are by appointment only. Group tour reservations are being taken now. To register for a weekend tour or to reserve a group tour call 577-6085.

School festivals provide an opportunity for everyone to participate in a variety of games and activities, win prizes, see live entertainment all while helping to raise funds for local schools. Please come out and support these Fall Festivals:

Roosevelt Elem- October 15 and Washington Elem - October 22

Halloween Carnival at the Marina Community Center

Enjoy an evening filled with games, a magic show and fun! Wear your costume and join in the parade. Prizes will be awarded for Best, Funniest, and Scariest Costume. Ages 5-10. Each game is 1 ticket and each ticket is 50 cents. Saturday October 26 from 4-7 pm.

Magic Dan's Hilarious Halloween Magic Show will bring laughs and frights to the whole family! The magic show will be held at the San Leandro Main Library, Wednesday, October 26 at 7:30 pm. Refreshments served.

Little House Preschool on Cary Drive in Estudillo Estates is now taking applications for children 2-5 years old. Please visit www.littlehouse.zoomshare.com or email littlehouseschool@yahoo.com LIC #013418361

REAL ESTATE REPORT

Lanz Camacho

Rinetti & Company Realtors

EHOA Resident and Board Member

With the arrival of fall, we've seen a slight decrease in the number of homes for sale in Estudillo Estates. This is quite typical for this time of the year. The demand for homes in Estudillo Estates has remained relatively high, but we are seeing an increase in average market time, particularly on higher priced homes. It's too soon to know for sure if the unbelievably strong Real Estate market of the past years is finally leveling off, or if we are merely in the middle of a temporary slowdown.

Please feel free to call or email me if I can assist with any of your Real Estate needs. I can be reached at (510) 381-3454 or on email at lanzcamacho@sbcglobal.net

Current Offerings/Asking Price

| | |
|------------------------------|-----------|
| 1095 Bancroft Ave (2BR, 1BA) | \$575,000 |
| 801 Chetland Rd (2BR, 1BA) | \$626,000 |
| 1256 Glen Dr (2BR, 1.5BA) | \$660,000 |
| 856 Arbor Dr (3BR, 2BA) | \$699,900 |
| 1079 Lee Ave (3BR, 2BA) | \$759,000 |
| 952 Rodney Dr (3BR, 2BA) | \$839,000 |

Pending Sales/Asking Price

| | |
|-------------------------------|-----------|
| 727 Cary Dr (2BR, 1BA) | \$574,000 |
| 742 Lee Ave (3BR, 2BA) | \$725,000 |
| 701 Woodland Ave (3BR, 2.5BA) | \$749,900 |
| 993 San Jose St (4BR, 2.5BA) | \$775,000 |
| 845 Woodland Ave (4 BR, 3 BA) | \$822,500 |

Completed Sales

| | |
|-------------------------------|--------------------------------------|
| 625 Chetland Rd (2 BR, 1 BA) | asking \$565,000, sold for \$560,000 |
| 802 Chetland Rd (3 BR, 2 BA) | asking \$640,000, sold for \$643,000 |
| 1401 Dutton Ave (2 BR, 2 BA) | asking \$649,976, sold for \$620,000 |
| 595 Pala Ave (3 BR, 2 BA) | asking \$689,000, sold for \$779,000 |
| 736 Joaquin Ave (3 BR, 3 BA) | asking \$719,950, sold for \$752,000 |
| 948 Oakes Blvd (3 BR, 1.5 BA) | asking \$775,000, sold for \$750,000 |

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----- 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: _____

Return this form to **Denice Ballas 1198 Reoier Ave San Leandro CA 94577**