



Next Homeowners Meeting

Tuesday, April 7:00 p.m.
Board meets at 6:30 p.m.

Main Library, Conference Room B

GUEST SPEAKERS: Representatives from the City of San Leandro and the Chamber of Commerce

The City and Chamber representatives will provide a presentation of Measure I - San Leandro's proposed Business License Tax.

Construction & Development Updates

Bayfair - Chevy's is in construction inside the mall over near Macy's. Staples, Jamba Juice, Red Brick Oven and a Starbucks "Superstore" with drive thru have all been approved by the city

Evergreen property: Starbucks to open soon. Four of the five business offices on the second floor have been leased. The owner will get the plans for the nine houses into the city in the next month, with a start date for construction to be in late Spring.

The property at **311 MacArthur** has been purchased and a mixed-use development is planned

Membership Update and Policy Changes

by Wes Blair

A Message from the EHOA Membership Committee - DUES for NEWS!!!

Attention Estudillo Estates Homeowners: Have you paid your 2006 dues? If not, please send you payment right away to continue receiving the Estudillo Estates Homeowners Association Monthly Newsletter.

Beginning in July, the monthly newsletter will be delivered ONLY to those members that have paid their \$20 dues for 2006. EHOA simply cannot afford the cost of delivering the newsletter to residents that have not satisfied this nominal obligation.

You will have a couple more reminders before this policy goes into effect. After the notification period has ended, only members who have paid their 'dues' will get the 'news.' As always, the newsletter will be made available online at the EHOA website, but we do hope you'll join to keep receiving this great source of neighborhood news!

2006 EHOA Scholarship Information

One of the core activities of the Estudillo Homeowners Association is providing grants to high school students. The scholarship program is open to seniors of public or private schools living in Estudillo Estates who will be attending college in the Fall and whose parents or guardians are members of the EHOA. 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. The EHOA regularly awards the most funds of any any homeowners association in San Leandro to neighborhood seniors.

In addition to completing the application, students must submit an essay. The topic of this year's essay is "What are the two most pressing challenges facing the youth of San



Announcements & Events

Annual Egg Hunt, April 15
10 a.m. sharp! Boys and girls aged 1-10 welcome. Two locations - Chabot Park (Estudillo & Sylvan Circle) and Washington Manor Park.

Arbor Day Celebration, April 19
Special tree planting & celebration in honor of Arbor Day 2006 at Toyon Park, 4 p.m.

Shoreline Trail Cleanup, April 22
8 a.m. to noon. Come help clean up debris along the trail!

San Leandro Creek Watershed Festival, April 29 - noon to 4 p.m., Root Park on East 14th.

Roosevelt Elementary School Auction Saturday, April 29, 5:30 p.m.
Don't miss this fun adult evening of great food, refreshments, music, and loads of fabulous auction items. This is a great chance to support one of the local schools and have a wonderful time doing it! For more information, contact Kate Miller at katia72@comcast.net

Cinco de Mayo - May 5 (of course!)
6 - 7 p.m., San Leandro Civic Center Plaza

Neighborhood Cleanup Day & Citywide Garage Sale Event, May 6

Pharmaceutical & Universal Waste Recycling Event, May 20

Build It Green Home Tour, June 4

13th Annual San Leandro North Area Home & Garden Tour, June 11
Noon to 4 p.m. Advance tickets available at Sabino's & Zocalo.

San Leandro Summer Camp Signups are Underway! There's a great variety of activities for children of all ages. Don't miss out on these awesome and affordable summer activities. Call 577-3462 for more information.

EHOA Board News

The Estudillo Homeowners Association board is working hard to bring on new members and new programs to benefit the neighborhood.

This month, we welcome two new board members: Anne Pinkowski, Web Designer and Welcome Chair, and Wes Blair, Membership Chair. Another addition to the board, though not in an official board position, is Michelle Miller, who will be heading up a variety of Beautification projects.

We are excited to finalize a new owner's welcome package program. Anne Pinkowski has been hard at work developing a beautiful welcome package that includes local business coupons, an EHOA newsletter, city contact information, and much more.

We would like to welcome our new neighbors on Pala, Michael and Ann, their newborn baby Jack, and their Boston Terrier "Cooper". A warm welcome also goes out to the Rodriguez Family on Juana and The Sanchez Family on Dutton.

Welcome to our new Glen Drive families! Mario, Adele and their Yorkie named "Lily". From San Francisco, we welcome Donald and Antionette to the East Bay and to our special community. Welcome to Angela and Rick, who haven't moved into their Glen house but will be here shortly and lastly, we welcome Sabrina and Larry Baltutis, their newborn baby Olivia, and their Pug named "Ali" who are not only new to our neighborhood but having moved from San Diego, they are new to the Bay Area.

If you live near any of our new neighbors, knock on the door and say "Hello"!

Also, Michelle Miller created and delivered a letter to all MacArthur Blvd. businesses, encouraging them to re-paint and in general improve their properties. The EHOA will offer assistance in obtaining paint bids, color selection, etc.,

Real Estate News

Wow! There are currently 187 properties listed for sale in the San Leandro area. As interest rates continue rising, it will become increasingly difficult for Bay Area families to afford a home. Homeowners now face a potential leveling off of the price gains we've seen over the last several years. Even with a more static market, our homes are selling relatively quickly with a home's average days on the market in Estudillo Estates hovering around 23 for the last 3 months. That's an increase in days over last summer, but so what? Remember back in 1997 when homes were actually on the market for 100 days or more? Strategy and pricing are key to this market. Make sure you interview several Realtors when you are considering one to represent you. Call me when you are thinking of buying or selling your largest investment. Julie Cuellas (Real Estate Professional and Estudillo Estates Homeowner), Red Oak Realty, 510-280-2166, julie@redoakrealty.com

Active Listings/Asking Price

636 Juana	2/1	\$524,926
934 Begier	2/1	\$569,000
801 Chetland	2/1	\$626,000
1201 San Jose	4/2	\$649,000
1272 Begier	2/1.5	\$649,000
1051 San Rafael	2/2	\$669,950
978 Begier	2/1.5	\$689,000
764 Rodney	3/2.5	\$759,000
739 Bridge	5/2.5	\$890,000

Pending Sales/Asking Price

934 Estudillo	3/1	\$599,976
1143 San Jose	3/1.5	\$659,000
738 Bridge	2/1.5	\$685,000
1044 Collier	3/1.5	\$749,000
932 Bancroft	3/2	\$749,000
1138 Begier	4/2	\$1,049,950

Sold List Price/Sold Price

915 Rodney	2/1.5	\$560,000/\$560,000
860 Bancroft	3/1	\$544,000/\$580,000
776 Rodney	3/1.5	\$719,000/\$699,000
1300 Estudillo	5/3.5	\$1,199,000/\$1,199,000

EHOA Board Contact Info

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Board News

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with the business owner who choose to undertake improvements. With the new construction and street improvements currently underway, the time is ripe for overall facelifts! Please feel free to urge the businesses you patronize to follow suit, and thanks to Michelle for taking the initiative to encourage these changes.

Scholarship Info

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Leandro and how should our community address these issues." 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 Friday, May 19, 2006.

New Board Member Bios

Anne Pinkowski works in the Silicon Valley as a Network Analyst. She grew up in Oakland, attended Bishop O'Dowd High School and went on to receive her Bachelors in Fine Art from UCLA. She has worked in Europe, Asia, and the Galapagos Islands. Anne has also exhibited her found object sculptures in major U.S. cities and has had her work published in three Art Anthologies. Anne has lived in Estudillo Estates for 4 years.

Wes moved to Estudillo Estates from Montclair in April, 2004 with his wife, Courtney and daughter, Grace. Their son, McAllister (Mac) came along in 2005. Wes works remotely from his home as a VP for PNC Bank in national sales for their merchant services group. He is originally from Western PA, where he earned his bachelors degree in Safety Engineering from Indiana University of PA. He also earned an MBA from Pepperdine University in 2000. Aside from his professional career, Wes is currently volunteering for the San Leandro Friendly Visiting Program.

Michelle Miller was raised on the East Coast and drove across the country to California in 1982 for a wedding... and never went home. She has lived on Glen Drive with her husband Mark since 1989. As her family grew, they thought of moving to a larger house out of the area, but ended up moving four houses down the street to preserve the neighborhood feel they love so much. Michelle has two children, Brian and Hailey. Michelle is a real estate broker working with Pacific Union since 1991.

Notes from the Treasurer

This month brings another big thank you to Jack & Bonnie Peterson for their generous extra donation to the EHOA.

We are currently at 210 members. We really appreciate your support!

WELTE
CONSTRUCTION

1105 MACARTHUR BLVD
SAN LEANDRO, CA 94577
510.614.0800
www.e-welte.com

-----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 2006 Dues Payment of \$20 made payable to EHOA.

In 2005, our membership was 337 families. Your \$20 donation to the EHOA helps to support this newsletter as well as beautification and community projects. Membership is valid January 2006 through December 2006.

Name(s): _____ Telephone: _____

Address: _____ Email: _____

Return this form with payment to Denice Ballas, 1198 Begier Avenue, San Leandro, CA, 94577

Questions? Call 636-9991 or pinelakefun@aol.com

Thank you for helping to make this a great neighborhood!