



Estudillo Homeowners' Association Newsletter

www.estudilloestates.org

February 2006

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School Board Places Measure A On The Ballot

by School Board Trustee Stephen Cassidy

After numerous meetings with parents, teachers, seniors and business leaders commencing with a community forum at San Leandro High School in May 2005 and followed by additional forums at Bancroft and John Muir Middle Schools and the Marina Community Center in the Fall, the school board voted in January 2006 to place Measure A before local voters this spring. Over six years, Measure A will generate an estimated \$13.8 million that will be invested directly back into San Leandro's public schools and strengthen our community.

The Citizens for San Leandro Schools Committee, under the leadership of EHOA President Deborah Cox and Leroy Smith, has been formed to pass Measure A.

"Everyone agrees we need more money for our local schools," Cox and Smith have stated. "A Yes vote on Measure A tells our students we care about them, we want to stand up for their safety and their education and we want to protect the value of our homes and businesses."

Under Measure A, our students will have the benefit of more custodians, a fully funded, district-wide arts program, improved security and greater funding of vocational education at the high school, and a new program for at risk middle school students.

Each school will also receive monies based on the number of students at the school - to use as the parents, principals and teachers determine - for arts, music and enrichment education not currently funded. Our teachers and school staff, who have among the lowest salaries for educators in Alameda County, will receive a modest pay increase, helping to attract and retain quality instructors for our students.

The cost to the majority of homeowners will be less than \$65 a year, or \$5.40 per month. Business and industry will pay a greater amount per parcel as Measure A is set at a uniform rate of 1.2 cents per square foot. If Measure A was set at a flat annual rate, the Kraft Food Factory, large-scale apartment buildings and Costco would only pay the same amount as every homeowner.

An exemption for seniors age 65 and older owning property is provided, and operates for the life of Measure A. A citizen's oversight committee independent of the school board will be established to review and report on the expenditure of Measure A funds.

Our schools are under funded by millions compared to many other districts in the county. Measure A represents a critical first step in our community to take ownership over our schools and revitalize our school district.

San Leandrans interested in joining the Measure A campaign should contact Deborah Cox at 895-8481 or by email at cox8567@comcast.net.

Bancroft Middle School Update

by Gerold Shovlin, Bancroft parent

For those of you who live near or drive by Bancroft Middle School, here is a summary of the events and happenings at Bancroft since August.

School began smoothly the last week of August. As a parent of a 6th grade student, who was full of misapprehensions and questions, it was comforting to observe him adjust to the differences between elementary and middle school after only a few days. This was due in great part to the staff at Bancroft who did an excellent job of welcoming new and old students to this school year. In addition, the staff at Bancroft was trained before the year began in "Tools for Schools", a discipline policy that stresses consistency and clarity. As a result, there have been far fewer referrals to the office thus far.

I am sure you all know that in October, Bancroft lost an 8th grade student, DeMario Baines. He passed away unexpectedly when he collapsed following a PE class. The staff at Bancroft responded in a sensitive and caring manner to this tragedy. Counselors were made available and students were encouraged to express their grief in a positive way. A tree-planting ceremony was held on Bancroft's campus in early December to commemorate DeMario.

Sylvia Colt, the art teacher at Bancroft, received the Teacher-of-the-Year award for the San Leandro Unified School District. For the first marking period, over 300 student made the Honor Roll. On December 15th, the Music Department held a very well attended Winter Concert. Before the concert, the PTA held a fund-raising dinner for the American Red Cross.

The next time you drive by Bancroft, read the marquee to inform yourself of all that is happening at Bancroft. Under the leadership of Principal Mary Ann Valles, Bancroft is an exciting school.

Next Homeowners Meeting

Tuesday, February 21 7 p.m.
San Leandro Public Library
300 Estudillo Avenue

All are welcome!
Board meets at 6:30 p.m.

Transit-Oriented Development Planning

by City Councilmember Bill Stephens

This past summer the City was awarded a \$450,000 planning grant from the Metropolitan Transportation Commission to study the potential for a transit-oriented development in the downtown and BART station areas, which we are calling the Downtown San Leandro Transit-Oriented Development Strategy. San Leandro was one of only 8 cities in the Bay Area to receive the grant, and progress on creation of the strategy is moving rapidly.

A 27-member citizen advisory committee has been selected to take part in the strategy's creation, including 10 representatives from District 5. The firm of BMS Design Group will take the lead on coordination of the process.

The strategy will focus on a number of land use, economic and development issues, such as: How can we make San Leandro's downtown a better place to shop, live and work? How can we reduce the dependence on auto use in the downtown? How can we resolve parking and traffic issues? And, what is the right type and scale of transit-oriented development for San Leandro?

Community input will be essential. Beyond the citizen advisory committee, the project team will hold community workshops and meet with neighborhood associations and business groups over the next two months. We will also have a spot on the City's website for comments - www.ci.san-leandro.ca.us. If you have an interest in this process but were not able to commit to being part of the citizen advisory committee, I strongly encourage you to participate in the community workshops and other events as they are announced.

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

EHOA 2006 Budget Goals:

Sponsorship of an EHOA Board Member to attend Leadership San Leandro \$1,000.00

Scholarships (our goal with additional membership funds is to increase this to:)
\$2,000.00* (4 @ \$500 or 6 @ \$325)

Senior's Luncheon Sponsorship \$ 100.00

Toys 4 Tots (we want to make this an annual contribution) \$ 300.00

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Real Estate Report

Lanz Camacho-Rinetti & Company Realtors
E.H.O.A. Resident and Board Member

Current Offerings/Asking Price

- 955 Dutton Ave. (3 BR, 1.5 BA)-\$525,000
- 552 Juana Ave. (2 BR, 1.5 BA)-\$569,950
- 520 Glen Dr. (2 BR, 1 BA)-\$619,888
- 934 Estudillo Ave. (3 BR, 1 BA) -\$639,976
- 1143 San Jose St. (3 BR, 1.5 BA)-\$689,000
- 776 Rodney Dr. (3 BR, 1.5 BA)-\$719,000
- 1044 Collier Dr. (3 BR, 1.5 BA)-\$749,000
- 932 Bancroft Ave. (3 BR, 1.5 BA)-\$779,000
- 690 Lee Ave. (4 BR, 2.5 BA)-\$899,950

Pending Sales/Asking Price

- 824 Glen Dr. (2 BR, 1 BA)-\$575,000
- 1530 Glen Dr. (2 BR, 1.5 BA)-\$599,000
- 921 Glen Dr. (3 BR, 1.5 BA)-\$759,000
- 773 Juana Ave. (4 BR, 3 BA)-\$818,800

Completed Sales

There have been no completed sales in Estudillo Estates since the January newsletter (as of this newsletter going to press).

If you are considering selling your home, now more than ever, be sure you choose a Realtor who specializes in our neighborhoods.

Please feel free to call or email me if I can assist in any way with your Real Estate needs. I live in Estudillo Estates and my office has been serving the north area of San Leandro, particularly Estudillo Estates, for over three decades. I can be reached at (510) 381-3454 or on email at lanzcamacho@sbcglobal.net

Notes From the Treasurer

A big thank you to Joe and Jean Jancos and the Jenkins-Peterson household for your generous "above and beyond" contributions.

Also, to those of you who were so prompt in your dues payment, thank you! However, some of you have paid before the rate increase was published. If you are among those most efficient, please submit \$10 to the treasurer to complete your membership registration. Thank you all for your participation and support! Questions? Please contact Denice Ballas, 636-9991 or pinelakefun@aol.com.

Neighborhood News

Warning! A number of break-ins and a mugging have occurred in the past week on Collier Drive. Please watch out for suspicious activity and keep safe!

A goodbye to Urban Indigo. We will miss the stylish boutique - we're sad to see it go. Best wishes on your next venture, Cynthia.

Tree Removal Policy Refresher

by Nestor Cuellas

In the last month we have received several complaints from some of our neighbors regarding homeowners removing street trees without permission from the City. We want to outline the City's street policy to all neighbors regarding removing trees. This ordinance was adopted in September 1978:

The City will remove a street tree under the following circumstances:

1. The tree is dead or damaged beyond repair by "outside" causes (storm, vehicle, accident, etc.)
2. Hazardous conditions exist (e.g. a tree in danger of falling over).
3. The tree is causing confirmed sewer problems.
4. The City is engaged in a scheduled and phased tree removal program for tree replacement, or the City determines a tree has caused concrete damage and further damage cannot be prevented by tree maintenance measures such as root pruning.
5. Under unusual circumstances where, because of an individual's physical condition, the tree is causing a severe hardship and that individual is financially unable to pay the cost for the tree removal. Hardship tree removals require the approval

With approval a property owner may remove the street tree in front of his/her home under the following circumstances:

1. Removal is required for construction of a building, driveway, or other improvements (in accordance with approved plans)>
2. For other reasons where the City agrees that removal is advisable.

If an existing street tree is being removed a replacement tree is required. The City will purchase and plant a replacement tree at no cost to the property owner.

If you desire to have the street tree in front of your home removed, and you feel the circumstances meet the guidelines listed, always contact the City first to avoid problems. Remember, trees that are on the curbside are under City's property. If you have questions, please call Tim Orr, the Tree Supervisor at 577-3448 and he will be more than happy to help. Before deciding on tree removal, consider the benefits of trees. At the very least, trees increase your property value and keep your house cooler in the summer. In addition, trees contribute to neighborhood aesthetics, clean the air, reduce energy demands, and remove carbon dioxide from the atmosphere. It would be several years before newly planted trees could provide these same benefits.

EHOA Budget, cont'd.

Beautification (the project last year cost \$1720.00) \$2,000.00*
Annual Business Expenses \$ 200.00

With additional funding from increased dues we would:

- Continue to increase the Scholarship Fund
- Increase monies for the Beautification Project—\$2,000 is strictly a guesstimate at this time
- Establish a once a year EHOA Neighborhood Get-Together
- Institute a Welcome Basket Program for New Residents
- Respond to additional community projects i.e. Relay for Life, etc. as requested and approved

*These figures represent an increase over previous year's contributions.

Tired of mortgage junk mail from places you've never heard of? Work with someone from your community who will listen and understand your mortgage needs.

Mari Parsnick, Loan Consultant
Estudillo Estates resident since 2001

Office: 510-339-2121 Cell: 510-461-4645
mari@mortgageholmgren.com

HOLMGREN
ASSOCIATES

1900 Mountain Blvd
Oakland, CA 94611

-----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!