



# Estudillo Homeowners Association Newsletter

www.estudilloestates.org

January 2006

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## A Review of Accomplishments and Goals for 2006

Deborah Cox, President of the Estudillo Homeowners Association

I would like to wish everyone a Happy New Year and I look forward to working with the Board and homeowners to continue to improve our neighborhood. Please take a moment to read what the EHOA accomplished in 2005.

**High School Scholarships** were awarded to Tessa Adams and Lorena Ojakian - \$400.00 each.

**Donations Given by the EHOA** -1) \$300 to the Niemi family Fund for San Leandro Officer killed in the course of duty this year and 2) \$200 to the Toys for Tots program.

**Beautification Project** - The board realized its 2005 goal of designing, funding and implementing a neighborhood beautification project. The site that was selected is located at the Dutton side of Roosevelt Elementary School. We thank Evergreen Nursery and the San Leandro Unified School District for partnering with us on this project. If you haven't seen it yet, drive by and see what can be accomplished when schools, businesses and the community work together.

**Meetings** - Lanz Camacho added guest speakers including city staff and other involved residents and stakeholders in the City of San Leandro at many of our monthly meetings. Topics included: neighborhood crime/safety, plans for erecting a sound wall on the Sheffield Village side of Highway 580, the City of San Leandro's City Planning and Parks and Recreation Departments' current plans for development, an update from the School Board and current work and future plans of local and outside developers.

A special thank you to all of our 2005 guest speakers:

Lieutenant Marc DeCoulode - San Leandro Police Department, Jeff Tudor - San Leandro Police Department, Debbie Pollart - Office of City Planning, OB Badger - Vice Mayor, Eric Nelson - Red Mountain Retail Group, Robert Caruso - Local Developer, Carolyn Knudtson - Director of Parks and Recreation, Ellen Corbett - Former mayor, Stephen Cassidy - San Leandro School Board Member, and Linda Perry - San Leandro School Board Member.

**Newsletter**- We sent out monthly newsletters with the support of sponsor/advertisers to cover most of the costs. EHOA gives special thanks to Larsen Brothers Lumber Co., Welte Construction, BDM Electric, Ray Chui/Farmers Insurance and Budget Blinds of San Leandro for sponsoring our monthly newsletter.

### EHOA 2006 Goals

EHOA Board has identified 3 goals for this year:

1. Appoint a beautification Chair to convene a group of residents together to plan and execute beautification projects in our area.
2. Convene a group of residents to track the planning process of the sound wall project
3. Expand membership and increase recruitment efforts.

### Time to Send in Your 2006 Dues

After lengthy and careful deliberation, the Estudillo Homeowners Association (EHOA) has decided to raise its dues to \$20.00. Membership in EHOA is based on the calendar year so we start our membership drive each January. Please send in your \$20.00 to support your homeowners association. The form is on the back of this newsletter.

## The City of San Leandro- Year End Review

City Council Member Bill Stephens

The City Manager recently gave a report on a number of capital improvement projects taking place in San Leandro. I thought I would recap a few that are in District 5. Let me preface this by underscoring that these projects are being accomplished without the use of money from the City's General Fund budget.

Memorial Park underwent a renovation of the children's play area. By replacing the play equipment, we made it accessible to disabled children. The fence around the play area was added at the recommendation of neighbors who enjoy the park with their small children. It was a good addition. The renovation was funded by Federal Community Development Block Grant Funds.

The MacArthur Boulevard Streetscape Project is underway. Phase I, from Durant Avenue to Lewis Avenue, is nearly completed. The project has included new roadway and sidewalks and replacement of the street lights with historic-style lanterns that more closely match those in the neighborhoods of the area. When finished, the improvements will enhance traffic safety and create a unique sense of place for this busy entryway corridor. Phase II, from Dutton Avenue to Estudillo Avenue, began in December. The entire project is expected to be completed in 2006 and has been funded using Redevelopment Agency funds and State Transportation Grant funds. We know this has been an inconvenience to many of you who live or own businesses in the area, but we're sure it will be worth the wait.

The West Estudillo Avenue improvement project is taking shape. The project goes from San Leandro Boulevard to the Washington Plaza with roadway and sidewalk improvements nearly finished. The utilities are undergrounded and we will be doing landscaping. The final phase will be the incorporation of a History Walk with trail markers to illustrate San Leandro's history and celebrate our cultural and ethnic roots. Being one of the oldest sections of San Leandro, we felt this was the perfect area for this type of public history project. The improvements are funded using Redevelopment Agency funds and State Transportation Grant funds.

Finally, a project just on the drawing board is creation of Town Hall Square to develop the properties on the block bounded by East 14<sup>th</sup>, Davis and Hays Streets into a mixed-use development, with retail and restaurants on the ground level and owner-occupied housing on the upper floors. Some of the parcels have been acquired and we are in negotiations with other property owners. You'll be hearing more about this in the months to come. We see it as an exciting addition to the vitality of the downtown.

If you would like to discuss any City related matter, I welcome you to call me on my City voicemail box (577-6000x 9005) - or e-mail me at bstephens@ci.san-leandro.ca.us

### Next Homeowners Meeting

**Tuesday January 17 7PM**  
**San Leandro Public Library**  
**Estudillo Ave.**

**Speaker: Stephen Cassidy**

**All are Welcome!**  
**Board meets at 6:30 PM**

### Stephen Cassidy to Speak at the EHOA Jan Meeting

SLUSD Board Member, Stephen Cassidy, will address the EHOA on Tuesday, Jan. 17<sup>th</sup> at 7:00 PM at the Main Library. Mr. Cassidy's topic is the proposed parcel tax for San Leandro, which will raise money for local schools. This is a great opportunity for all Estudillo Estates residents to learn more about this issue.

### Creekside Kids' Theatre

Disney's Aladdin Jr. will be performed on Friday, February 10<sup>th</sup> and Saturday, February 11<sup>th</sup> at 7 P.M. Tickets are \$3 per person and children under 3 are free. Call 430-0607 to reserve your tickets. Creekside Community Church is located at the corner of MacArthur Blvd and Dutton Ave.

### JOIN the EHOA 2006 Board

EHOA is looking for new board members. If you are interested and/or have any ideas or suggestions to share, please contact us.

Deborah Cox- President

875 Bridge Road, 895-8481

Denise Ballas -Treasurer

1198 Begier Ave, 636-9991

Nestor Cuellas - Membership/ Speakers

916 Rodney, 352-2209

Lanz Camacho -Advertising

905 Collier Drive, 381-3454

Scott Rennie - Sound Wall Comm Chair

922 Rodney, 357-2369

Emily Kaplan - Secretary/Membership

726 Bridge Road, 351-7596

# Estudillo Homeowners Association Newsletter

## Noteworthy School District Accomplishments in 2005

Steven Cassidy, San Leandro Unified School District Member

### 1) Higher Test Scores and New System to Improve Student Achievement

In 2005, the district increased its overall Academic Performance. Index (API) score by an amount greater than 10 of the 16 unified school districts in Alameda County. While our district still remains below the county average, we are improving at a greater rate than most other districts. In addition, almost 150 students from the 2005 Class of San Leandro High School are enrolled this year in the University of California and California State Universities.

The district is employing innovative strategies for all children to achieve academic success. One such innovation has been the use of a computerized testing program, called the Edusoft Assessment System. The system is aligned with the California standards and allows teachers and the district to monitor student progress. Students will be tested three times a year. Teachers promptly receive the test results allowing them to identify which students are progressing at grade level standards, and which are not. Teachers then work with those students falling behind on the precise content and concepts in which they lack proficiency.

### 2) Measure A Building Program Concludes and New Projects Undertaken

In June 2005, the district successfully completed the 1997 Measure A school construction program with the dedication of the new Jefferson Elementary School, six years ahead of schedule. One reason the work was completed so quickly was that the district used the \$54 million bond approved by the voters as the necessary "match" required for state facilities funds. In all, our district was able to obtain \$34 million in additional construction funds from the state.

All schools in the district benefited from the Measure A program with health, safety and seismic upgrades district-wide, roof repairs, renovated kitchens and compliance with federal mandates for disabled students. New classrooms were constructed at many schools, including the new science wing at the high school.

This school year, the district has leveraged developer fees and other local funds reserved for school construction to obtain additional matching funds from the state and is in the process of completing a \$12 million capital improvements program. Among the highlights of this program are the refurbishing of the floors and replacement of lights for the Bancroft Middle School gymnasium, renovating the pool house and restoring the metal shop class at the high school and building a library media center at Roosevelt Elementary School.

### 3) Residency Verification Requirements Tightened

Responding to longstanding community concerns over students enrolled in San Leandro schools on falsified residency papers, prior to the start of classes in the Fall the district reviewed and upgraded its residency verification requirements and supporting documentation.

Residency verification is a task that must be done year round, and the district is doing that. The district conducted over 300 home visits in the first semester, and 55 students were removed due to their parents or guardians falsifying their children's residency status.

Much has been accomplished, and there is more to do. Superintendent Lim is committed to strictly enforcing residency requirements and the district will continue to strengthen its procedures.

For those in the community that you speak to who claim the district turns a blind eye to non-San Leandro students illegally enrolling in order to obtain funds from the state, please inform them of the removal of 55 students during the first semester of this school year. The removal of these students represents a loss of over \$275,000 in revenue to the district.

Please keep in mind that residency verification is a concern in Berkeley, Castro Valley and many other Bay Area communities. It is not unique to San Leandro. Also, not all residents of our city appreciate that San Leandro has become one of the most diverse communities in California. I welcome this diversity, which is reflected in our schools even more than the adult population of San Leandro.

## REAL ESTATE REPORT

Julie Cuellas, Realtor/Estudillo Estates Homeowner  
Red Oak Realty

With home prices reaching record levels, more home buyers extended themselves financially in 2005 by utilizing alternative loan products. The share of home buyers who used adjustable-rate and hybrid loans increased from 11 percent in 2003 to 43 percent in 2005, while the share of fixed-rate loans dropped from 89 to 57 per-cent in the same period. These loan products will still be available in 2006, however with interest rates on the rise, many buyers will be reluctant to use them. In a nut shell, affordability will decrease if buyers return to rely on traditional fixed rate loans and inventory will increase.

If you are considering selling your home or know someone who is, please give me a call. I am an Estudillo Estates resident specializing in east bay real estate. Julie Cuellas (510) 280-2166 or [julie@redoakrealty.com](mailto:julie@redoakrealty.com)

### Current Offerings/Asking Price

934 Estudillo	3BR/1BA	\$639,976
776 Rodney	3BR/1.5BA	\$719,000
1143 San Jose	3BR/1.5BA	\$710,000
1044 Collier	3BR/1.5 BA	\$749,000
932 Bancroft	3BR/1.5 BA	\$779,000
824 Glen	2BR/1BA	\$575,000

### Pending Sales/Asking Price

1530 Glen	2BR/1.5BA	\$599,000
1300 Estudillo	5BR/3.5BA	\$1,199,000

### Completed Sales

612 Pala	3BR/1.5BA	asking \$679,000, sold for \$659,000
665 Haas	3BR/1.5BA	asking \$635,000, sold for \$650,000
948 Oakes	3BR/1.5BA	asking \$759,000, sold for \$739,000
952 Rodney	3BR/2BA	asking \$839,000, sold for \$765,000
624 Glen	3BR/2.5BA	asking \$999,000, sold for \$985,000

### Boston to Bancroft Race set for FEB

In an effort to help fight the increasing problem of obesity and poor fitness among students and adults, the PE and Science Departments at Bancroft Middle School have mapped out the second running of the Boston to Bancroft Race. This race is actually a challenge for the Bancroft community (students, parents and staff). Participants will log their daily physical activities and eating practices which will translate to miles on a map in a race from Boston to Bancroft. Participating students will receive weekly prizes for their participation and all participants will be eligible for prizes in a drawing held at the end of the "race." They are seeking donations from businesses in the area to help pay for prizes for the participants. Contact Barbara Kreiss, PE Dept, 667-6029.

## Advertise Your Business Here

This newsletter reaches over 1100 homes  
in Estudillo Estates

Please contact Lanz Camacho  
510-381-3454

----- 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/ community projects. Membership is valid January 2006 - December 2006.

NAME(S): \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ EMAIL: \_\_\_\_\_

Return this form to **Denice Ballas 1198 Begier Ave, San Leandro, CA 94577**  
with your check for \$20 payable to "EHOA" - Questions? Call 636-9991 or [pinelakefun@aol.com](mailto:pinelakefun@aol.com)  
THANK YOU FOR HELPING TO MAKE THIS A GREAT NEIGHBORHOOD!