



Estudillo Homeowners' Association

Newsletter

July 2006

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www.estudilloestates.org

Next Homeowners Meeting

The next EHOA meeting will be held
Tuesday, August 15
6:30 p.m.
Come to see what the EHOA Board is
working on, and make your opinion heard.

Main Library, Conference Room B

Winning Scholarship Essay!

by Rebecca Davis
2006 Estudillo Homeowners Association
Educational Grant Essay

I feel truly blessed to have grown up in San Leandro. During my childhood I learned to swim over at Farrelly Pool, participated in the "Trees" day camps at Chabot, and attended countless Cherry Festivals. Though these memories will always hold a special place in my heart, they are only a part of what made my childhood in San Leandro exceptional. San Leandro is a unique city where a

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Development Updates

by Bill Stephens, City Councilmember

Two important properties in town are seeing some exciting development. One is Bayfair Center, and the other is the 63-acre former Albertsons distribution center on Merced Street near Marina Boulevard – the property Kaiser Permanente has purchased for a new hospital.

Bayfair's progress is pretty visible. A Starbucks is under construction at the corner of Fairmont Drive and East 14th Street. They tell us it will be a flagship store for the company, complete with their new décor, an indoor and outdoor fireplace, and a drive up window. Old Navy and Staples are now under construction and plan to open in the fall. Next to Staples will be a Jamba Juice and a Red Brick Pizza. In the mall itself, a new and expanded Baron's Jewelers is underway, and Chevy's will re-open within the Mall, hopefully before the end of the summer. These will all add to the growth and momentum Bayfair Center has been seeing since the opening of Kohl's and Bed, Bath and Beyond.

There isn't as much to see just yet at the Kaiser property, but work is on the horizon. The first stage you will see will be the deconstruction of the existing buildings vacated by Albertsons. Deconstruction is the best term to describe how Kaiser plans to extensively recycle and sell for re-use as much of the building materials and the equipment inside as possible. A portion of the site has been planned for retail development, so that will likely be the first actual construction you see at the project.

But before any of that can begin, Kaiser has an extensive planning process to go through with the City, beginning with an Environmental Impact Report (EIR). The Kaiser Permanente medical center will be the largest non-residential development the City has worked on in recent history. It has been 40 years since a hospital has been built in San Leandro, so everyone is excited about this project. The hospital is not expected to be open until 2012, but the

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SAVE THE DATE!
Saturday August 26th
2-4 p.m. at Java Gym
(behind Zocalo Coffeehouse)

Come out and meet your neighbors!
Bring your family and enjoy the FIRST ever

Estudillo Estates Ice Cream Social

Everyone is welcome at this free, friendly event. And if you're not yet an EHOA member, it's a great time to join.

See you on August 26!



Announcements & Events

DAY AT THE CASA
Sunday, July 19, 2006 at 11:30 AM to 3:30 PM
At the Casa Peralta - 384 West Estudillo Ave. (at Clark Street)

Take a free tour of the Casa. Enter into the historical period costume contest. All proceeds go to the restoration of the fountain at the Casa. Enjoy a BBQ lunch (from Lunardi Meats). To purchase lunch tickets, or get additional information, or to volunteer, please contact Patricia Millar at (510) 632-5022.

FREE CLASSIC MOVIE - Wednesday, July 19, 2006 at 7:00 PM
Free tickets will be available at the Information Desk.

Broadmoor Preschool Fundraiser
Saturday, July 22, 11 a.m. to 3 p.m.
Kid's activities, Aidell's Sausage barbecue, raffle with GREAT prizes, and much more!

Saturday, August 26 - Estudillo Estates Neighborhood Ice Cream Social. This will be a fun, family-friendly event you won't want to miss! More details coming soon!

If you have an event or announcement, or any article ideas, please submit to the editor at kate@estudilloestates.org

Welcome to the Neighborhood

by Anne Pinkowski

Let's welcome this great summer weather and also our new neighbors to Estudillo Estates! A transplant from Alameda, we welcome Cheryl our new neighbor on Haas who has the most beautiful yellow abutilon in her front yard. On Oakes, we welcome Jason and Virginia and their dog Ginger. On Bancroft, we welcome the Assefa's and finally, on Rodney we welcome the Krause family. Summer is a great time for BBQs - if you live near our new neighbors, maybe you can invite them over!

Zocalo Coffeehouse Honored

Congratulations to Zocalo Coffeehouse, who was honored this May as Small Business of the Year.

District 10 Senator Liz Figueroa presented the award in person to Tim Holmes of Zocalo Coffeehouse as part of the California Small Business Day Events.

Just another thing to be proud of in our Estudillo Estates neighborhood!

Editor's Note: This newsletter was again delivered so that everyone would have the details about the upcoming Ice Cream Social. Next month's newsletter will be mailed to members only, so make sure your membership is current!

Real Estate Report

Michelle Miller- PacificUnion
Glen Dr. Resident and
Realtor/Broker since 1989
Cell#1-510-701-3442or
Office#-1-510-338-1335
mmiller@pacunion.com

The home sales environment in our neighborhood in June was similar to May. There appears to be several factors at work. Closed sales, unless they are extremely recent, do not reflect current market trends and this makes establishing accurate list prices for current inventory somewhat difficult. We're also seeing an increase in inventory of homes for sale. This increase historically happens during the summer months and does not appear to reflect the overall health of the market. Our houses are still selling! It's just taking a bit longer.

Active/Asking Price

1272 Begier Ave. 2/1	\$625,000
802 Superior Ave. 5/3+	\$968,818
739 Bridge Rd. 5/2+	\$875,000
561 Joaquin Ave. 3/2	\$749,000
695 Begier Ave. 3/2	\$649,000
733 St. Mary's Ave. 2/1	\$535,000
701 St. Mary's Ave. 2/1+	\$579,900
520 Pala Ave. 5/2	\$775,000
719 Oakes Blvd. 4/2+	\$825,000
720 Lee Ave. 3+/1+	\$859,000
566 Begier Ave. 3/1+	\$650,000
801 Chetland Rd. 2/1	\$599,999

Pending/Asking Price

661 Lee Ave. 2/1+	\$629,000
1631 Estudillo Ave. 3/3+	\$999,000
636 Juana Ave. 2/1	\$519,976

Sold/Asking Price/Sold Price

1138 Begier Ave. 4/2	\$998,950
978 Begier Ave. 2/1+	\$660,000

Winning Scholarship Essay

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great deal of diversity is coupled with an intimate small town feel. However, two challenges face the youth of the city every day. Primarily, there are virtually no city-run activities for youth, and secondly, those that are available only cater to a select group of teenagers

As I have grown older, I have started to feel more and more isolated from the community of San Leandro. It is a problem that most of the youth of San Leandro face. Once they become teenagers, they become part of the "invisible generation". A prime example of this phenomenon can be seen in the Recreation and Human Services Department Summer Activity Guide. Only one out of 58 pages is dedicated to teenagers. There are scores of activities available to children under the age of 13, adults, and senior citizens, but nothing for the youth. By showing such a lack of interest in the youth of the city, our civic leaders and the community isolate the youth and make them feel unimportant.

The second problem facing the youth of the city stems off of the first problem. The limited amount of activities available to teenagers are focused towards a certain section of the youth. Only those that would join the Youth Advisory Commission, become a Counselor for day camp, or be a member of the Novelteens book club are able to participate in city-run activities. Since our city is so diverse, this leaves out a huge amount of the population of teens. These types of activities simply don't appeal to them. This makes these teens feel even more cut off from the community of San Leandro.

Though these problems create a mighty challenge for our civic leaders and community, there are solutions to them. As the demographics of the city continue to change, more community events and activities should be created for teenagers between the ages of 13 and 18. Not only

should these activities be numerous, but they should be as diverse as the population of this city, so that no one feels isolated from the community of San Leandro that I have come to adore. Another solution would be to allow teenagers to vote on certain local issues. The goal that San Leandro should be striving for is to make its community stronger by including all those that live within its borders. It is vital that neither the civic leaders nor the community leave out such an important group as the youth of the city. San Leandro is our home, and all should feel that they are a part of the family.

Note:

All of the winning scholarship essays will be posted on our website. Check the website at www.estudilloestates.org soon to read all of the students' great efforts. Thank you all for your participation and support!

Development Update

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retail development and medical support portions of the project should be open sooner.

Sorry, but I don't have any news to report on the smaller Albertsons property – the one downtown. I have been told that the developer intends to submit plans to our Community Development Department this summer for consideration, but we do not have any more details at this time.

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

Sponsor this newsletter!

It's a simple and cost-effective way to reach lots of prospective customers and clients.

Contact Lanz Camacho at lanz@estudilloestates.org for more details.

-----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 Denise 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!