



Next Homeowners Meeting

No Meeting in June!

The next EHOA meeting will be held
Tuesday, July 18
7:00 p.m.

Main Library, Conference Room B

Doggie Do's and Don'ts!

I love dogs - in fact, I have two myself. But I can't say I love dog poop - I mean, who does? Full disclosure - I have certainly forgotten a pick-up bag for walks once or twice. But there has been a definite upswing of leftover, um, doggie treats lining the sidewalks and even sometimes our own front lawn in recent weeks. The other morning, I began the walk to school by having to scrape dog-doo from my son's pant leg, then had to sidestep 3 more piles in the two blocks to school! Yuck!

So a friendly reminder - please, please dog owners, don't forget to pick up after your dog. It really helps the neighborhood's overall charm to be poop-free, and it is truly a courtesy to your neighbors!

Welcome to the Neighborhood

by Anne Pinkowski

We would like to welcome our new neighbors on San Jose, the Loucel Family. A welcome also goes out to the Robertsons on Bridge who have a very lovely front porch. Great job to the Tredgolds on Glen who are working on their front landscaping. We can't wait to see how it turns out. Finally, welcome to our new neighbors on Lee - Michael and Terrence and their lab/dalmation mix named "Dodger". They come to us from the Mills College area and are originally from Denver and Ireland and are very nice people.

If you see any of our new neighbors around, try and take a moment to introduce yourself or borrow a cup of sugar!

A Neighborhood Portrait

It was a beautiful spring evening - trees sprouting green leaves, birds and squirrels twittering and chattering, children laughing and playing. It seemed the whole neighborhood was out for an evening *passeggiata*, strolling, greeting neighbors, walking their dogs, enjoying the gorgeous weather and manicured yards.

Sounds great, doesn't it? Almost like a trip to the bucolic hill towns of Italy, or a trip back in time to the days of June and Ward Cleaver. But it was right here, in Estudillo Estates, in San Leandro.

As a lifetime Bay Area resident, it was an accident that we ended up here in San Leandro. The lure of (at the time) affordable housing was too great to ignore, as was the charm of the homes with mature trees and individuality - so much different than the new tract homes or clunky boxes in the other "affordable" neighborhoods.

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Announcements & Events

Summer Reading Program is Underway at the Library! Sign up now to participate in all the fun!

FREE CLASSIC MOVIE - Wednesday, June 21, 2006 at 7:00 PM

At the Main Library Auditorium In honor of the San Leandro Public Library's 100th anniversary and its first librarian, Miss Mary Brown, the library is showing a free classic movie with a library/librarian theme! Our film festival includes a feature film, a classic cartoon and a newsreel. Door prizes too! Free tickets will be available at the Information Desk.

Music in the Summer Air: Walnut Creek Band

Saturday, July 8, 2006 at 2:00 - 4:00 PM
At the Main Library Plaza

Summer Spare the Air Season Begins

The 2006 summertime Spare the Air program begins on June 1 and runs through October 13, 2006. This summer, 24 transit operators have agreed to offer free full-day commutes on the first three non-holiday Spare the Air weekdays! To sign up for air alerts, visit <http://airalert.sparetheair.org>.

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!

Coming Soon! Estudillo Estates Neighborhood Ice Cream Social. Date and other details to be announced in the near future. This will be a fun, family-friendly event you won't want to miss!

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

SAVE THE DATE! Saturday August 26th

Come out and meet your neighbors! Bring your family and enjoy the FIRST ever Estudillo Estates Ice Cream Social! The location and more details will be announced soon!

EHOA Awards Grants To Neighborhood High School Seniors



This year the Estudillo Homeowners Association had the distinction again of awarding the most funds of any homeowners association in San Leandro to neighborhood high school seniors. The 2006 recipients of EHOA scholarships are Kevin Bryant, Rebecca Davis, Shawnee Davis, Michael Engler, Raymond Holton, Jenna Johnson, Lauren Kreiss, Hoi-Fei Mok and Rebecca Verhoek. The grants were based on an evaluation of the students' academic performance, participation in community activities and review of their essays.

This was the most competitive scholarship applicant pool in years for our association. In light of the quality and number of applicants, it was determined that there should be first place, second place and third place awards, and six finalist awards of \$100 each. The first place winner, Rebecca Davis, received \$500, the second place winner, Michael Engler, received \$300 and the third place winner, Rebecca Verhoek, received \$200.

Each of the students, all graduates of San Leandro High School, will be attending outstanding colleges and universities across the nation in the Fall. The EHOA congratulates the students on their accomplishments, thanks them for their contributions to our community and wishes them the best of success in their chosen courses of study.

Real Estate Report

Michelle Miller- PacificUnion
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How's the market? Now that the weather is cooperating, we're seeing increased real estate activity in our neighborhood. Although some houses are taking longer to sell, buyers remain enthusiastic while approaching the home buying process with caution. Interest rate fluctuations and the possibility of additional rate increases by the end of 2006 are definitely on the mind of today's buyers. For the sellers, an accurate pricing strategy combined with a targeted marketing plan are critical in an environment where buyers have multiple houses to choose from.

Active/Asking Price

801 Chetland Rd.	2/1	\$606,600
1051 San Raphael	2/2	\$644,950
1272 Begier Ave.	2/1	\$625,000
739 Bridge Rd.	5/2+	\$875,000
566 Begier Ave.	3/1+	\$650,000
972 Estudillo Ave.	3/2	\$699,000
802 Superior Ave.	5/3+	\$968,818
999 Arbor Dr.	4/3+	\$1,097,000

Pending/Asking Price

978 Begier Ave.	2/1+	\$689,000
1138 Begier Ave.	4/2	\$999,950
661 Lee Ave.	2/1+	\$629,000

Sold/Asking Price/Sold Price

1201 San Jose St.	4/2	\$679,000/\$625,000
934 Estudillo Ave.	3/1	\$599,976/\$600,000
934 Begier Ave.	2/1	\$569,000/\$569,000
450 Oakes Blvd.	4/1+	\$657,000/\$643,000
961 Arbor Dr.	3/2	\$789,900/\$780,000

Last Reminder to Join EHOA!

Unless you've joined EHOA for 2006, this is your last 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. It is never too late to join EHOA, however. As soon as you pay your annual dues, your newsletter delivery will resume the next month.

Of course, the newsletter will be made available online at the EHOA website, but we do hope you'll join to keep supporting and enhancing our neighborhood, and to keep receiving this great source of neighborhood news!

Neighborhood Portrait continued from page 1

But in the nine years we've been here, it's impossible to ignore the amazing qualities of our neighborhood that may not be apparent to the casual observer. This is a neighborhood that has block parties, progressive dinners, home tours, a voluntary homeowners' association, and neighbors who truly care. Our block even maintains a phone list! People with new babies or medical emergencies may get dinners left at their door, and someone will let you know if you left your car lights on or your door wide open.

Sure, you can pay more for your home and maybe have a school with better test scores, or maybe neighbors with fancier cars. But I'd bet it would be hard, if not impossible, to match the sense of community, service, and friendliness we have here in San Leandro.

Now I know this may seem like an overstatement, and maybe even a touch corny. But it seems we so often have to defend our town from bad press and overall negative image. But those of us who live here know the real truth, right?

So enjoy your lovely home here in Estudillo Estates. Get to know your neighbors. Get involved in a local cause to continue bettering our surroundings. Stay and fight for our schools' improvement. Revel in our wonderful weather and beautiful trees. Let's let everyone else know that we live in a unique place, and a great neighborhood.

Broadmoor Preschool Fundraiser Benefits New Playground

The Broadmoor Preschool: Past, Present and Future fundraiser event will feature games and kid's activities, barbecue from Aidells Sausage, a tile-painting workshop for our future playground tile mural, family photo sessions in the Broadmoor sandbox, and a raffle featuring a grand prize of one week's stay at a luxury condo on the big island of Hawai'i, plus gift baskets of goods, services and gift certificates from San Leandro businesses. All proceeds go directly to funding the playground project.

As part of the event's historical theme, Broadmoor Preschool is seeking alumni, both parents and students. If you or someone you know attended Broadmoor, please contact Lauren Alwan, at (510) 569-7382.

Admission is free. Come have a great time and support Broadmoor Preschool's playground project!

Saturday, July 22
11 am to 3 pm.

Broadmoor Cooperative Preschool,
951 Dowling St., San Leandro



Recycle your paper, bottles, cans, and food waste. It's good for our neighborhood and the environment!

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!