



Next Homeowners Meeting

Tuesday, March 21 7:00 p.m.

Board meets at 6:30 p.m.

Main Library, Conference Room B

GUEST SPEAKER

Mayor Shelia Young, "State of the City"

Don't miss this great meeting! Mayor Shelia Young is going to share with us her time in office and she will give us a report about the State of the City.

Young, who is termed out this year, is running for the Alameda County Board of Supervisors District 3 seat this June.

Random Acts of Kindness in Estudillo Estates

Yes, it does happen! Another piece of evidence that proves what a stellar neighborhood we live in has made its way across the EHOA editor's desk.

Every weekend, Mark Miller of Glen Drive takes his own time to clean up the offramp of Estudillo and MacArthur. Thank you so much, Mark, for going above and beyond to ensure the quality of our surroundings.

Maybe all of us can be inspired by Mark's good deeds. Just picking up litter on a walk can really make a difference to how our neighborhood looks and feels!

If you know of someone who makes a difference and deserves some notice, let us know! Email the editor at katia72@comcast.net

Estudillo Estates, it's much more than you think.

by Michael Greenslade

I was asked by Kate Miller to write an article for this publication. I am sort of a local historian. I have been studying the North Area San Leandro Development for about four years now. I became interested in the topic when I started to research my parent's home where I grew up. The home was known as the Derry House. It was known as that because of Earl Derry who lived there before my family moved here in the year 1946.

Earl Derry and his brother Harold Thomas Derry (Tom) together built large areas of Estudillo Estates and The Broadmoor under two of their companies; Derry, Weaver & Derry and Derry Bros. Harold Derry lived at 871 Bridge Road so there is a connection to Estudillo Estates history.

This lead me to researching all the tracts that make up the two areas. Estudillo Estates is made up of at least seven different tracts of homes. Once you know where the boundaries are you'll easily be able to tell when you leave one and enter another.

Starting at Dutton and MacArthur, we have St. Mary Avenue. St. Mary Avenue is the **College Park Tract**. St. Mary was named for its developer Joseph St. Mary and his wife Sophia, and developed from 1927 to 1930.

The upper part of Glen Drive after the big curve is **The New Broadmoor Tract phase 2**. This tract was done by Derry Bros. Developed from 1937 to 1942 and continued after World War II.

Superior Avenue is **The New Broadmoor phase 1**. This tract was done by Derry Bros also. Developed from 1937 to 1942 and continued after World War II.

Glen, Oakes and Begier from Superior to around 1000 in the addresses is **The New Broadmoor phase 3**.

Continued on next page

Those Were the Days . . .

Memoirs of Estudillo Estates residents

"We moved to San Leandro in 1948 and lived on Bridge Road before moving to the north side of the creek. I have lived in my present house for 51 years, making our residence in San Leandro, 58 years total. All 3 of my children attended Roosevelt School, Bancroft Jr. High, and San Leandro High. Actually, I taught swimming to all the grammar school students in San Leandro, who were bussed to Farrelly, and then Muir and SL High pools, before teaching at San Leandro High for 20 years.

There were no stop signs nor traffic lights anywhere on Bancroft Ave.—not even at Estudillo or Dutton. The Key trains from San Francisco ran on Bancroft all the way *continued on next page*



Announcements & Events

Friends of San Leandro Library Big Book Sale

Saturday, April 1, 11 a.m. to 4 p.m.
San Leandro Main Library

Dead Guise performs at the Englander April 1, 9 p.m.

Bring your friends and enjoy the (free) music and pub atmosphere. The bass player may look familiar - he's an Estudillo Estates resident!

April 11 - Don't forget to vote!

Make your voice heard on Measure A to support our San Leandro schools.

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

Red Light Cameras in San Leandro

by City Councilmember Bill Stephens

As you have likely seen in the local papers, the City has implemented a Red Light Camera System in San Leandro to reduce the number of red light violations that happen at intersections around town.

According to the US Department of Transportation, as many as 200,000 crashes and 1,000 deaths are caused by red light violations in the country each year. Locally, the City Council and I are constantly hearing complaints about motorists violating red lights in San Leandro. We have 56 signalized intersections in San Leandro and it is just not physically possible for the San Leandro Police Department to monitor each of them day-in and day-out to enforce traffic violations. Red light cameras have proven effective all over the country and have been in place in California for years. Over 70 cities in California use red light cameras now.

How do they work? There are sensors in the street that are connected to the traffic signals. When the signal turns red, the street sensors are activated. If a vehicle goes over a sensor after the light turns red, cameras take photographs of the vehicle, license plate and driver, as well as video tape of the activity in the intersection. The sensor doesn't trigger if you are already in the intersection when the light turns red. Nor does it trigger if you enter on a yellow light. Police Department personnel review each photograph and video tape before a citation is issued, to be sure a violation actually occurred. Then the violator receives a citation in the mail, along with copies of the photographs.

We have five camera systems in place – Fairmont Dr. at E. 14th St.; Washington Ave. at the Halcyon-Floresta intersection; Lewelling Boulevard at Washington Ave.; Davis St. at E. 14th St.; and Marina Blvd. at Teagarden St. We also have the ability to add five more intersections to

Continued on next page

Real Estate News

Michelle Miller - Pacific Union
Realtor/Broker and Glen Drive
Resident since 1989

How's the market? It's the number one question I'm asked. After many years of consistently increasing values, we seem to be returning to a more "normal" and in the long run "healthier" real estate environment. Don't worry! There are plenty of buyer's and seller's to keep our market moving forward. Accurate pricing and a professional marketing strategy is more important than ever as we can no longer count on the multiple offer situations of recent years to bring about a successful sale. My suggestion? Interview several agents, check their references and choose carefully. Having an opportunity to compare agents actually helps you decide.

Cell # 510-701-3442 or Office # 510-338-1335
mmiller@pacunion.com

Active Listings/Asking Price

636 Juana Ave. (2/1) \$524,976.
801 Chetland Rd. (2/1) \$626,000.
1272 Begier Ave. (2/1) \$675,000.
1201 San Jose St. (4/2) \$679,000.
978 Begier Ave. (2/1+) \$689,000.
739 Bridge Rd. (5/2+) \$890,000.
932 Bancroft Ave. (3/2) \$749,000.

Pending Sales/Asking Price

915 Rodney Dr. (2/1+) \$560,000.
824 Glen Dr. (2/1) \$575,000.
1143 San Jose St. (3/1) \$659,000.
776 Rodney Dr. (3/1+) \$699,000.
1044 Collier Dr. (3/1+) \$749,000.
961 Arbor Dr. (3/2) \$789,900.
690 Lee Ave. (4/2+) \$899,950.
1631 Estudillo Ave. (4/3+) \$1,300,000.
860 Bancroft Ave. (3/1) \$544,000.

Sold List Price/Sold Price

520 Glen Dr. (2/1) \$619,888/\$615,000.
921 Glen Dr. (3/1+) \$759,000/\$756,385.
955 Dutton Ave. (3/1+) \$525,000/
\$590,000.

Red Light Cameras, continued

the program if these prove effective.

There was a one-month grace period after the cameras were initially installed. However, as of the 12th of January, citations are being issued. So, drive carefully.

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

Estudillo tract history, continued

This tract was also done by Derry Bros. Developed from 1937 to 1942 and continued after World War II.

Chetland Road and the area around it are part of the tract called **Ardmore**. This tract was done by San Francisco developer Fred T. Woods. Developed in the mid 1930's.

Once again Glen, Oakes and Begier almost to Arbor Drive is part of **Bancroft Gardens**. This tract was developed by Stanley M. Davis. Stanley M. Davis Company still has an office in San Leandro across from the now defunct Alberston's store. Bancroft Gardens also includes Pala, Haas and a portion of Lee. Developed in the mid 1930's.

Lee Avenue and Arbor Drive with the streets between them is the tract known as **Broadmoor Park**. This tract was started by a developer named E.B. Fields and was sold off partially finished. Derry, Weaver & Derry finished off the development in the mid 1920's and 1930's.

Crossing the creek to what was originally developed as **Estudillo Estates**, records show that Cary Development Company was involved. Records also show that many homes were also done by Fred T. Wood, the same group that did **Ardmore** or Chetland.

Next time you're out on a walk look for the changes in each neighborhood as you enter and leave each tract...have fun!

Estudillo Estates memories, continued

to Dutton, which was the end of the line, and there was no car lane on Bancroft Ave. from Dutton all the way to 98th Ave. until about 1952. The 580 freeway didn't open until 1963 so to get to Berkeley you had to take Mountain Blvd with all its twists and turns.

The Cornerstone Cafe used to be a Standard Oil Station, and the Credit Union was once a gas station and later a Fish and Chips place. Paradiso was always a 5 & 10 store when my children were growing up, and in the back room was a large model railroad display. My kids now say that Paradiso certainly doesn't look like the old 5&10 store!

Farrelly Pool was old even when we moved here, and on hot days over 1,000 kids used to get into the pool, or the sand lot next to it. Gracious, good old memories!"

- Estudillo Estates resident of 58 years

If you have been a resident of Estudillo Estates for 25 or more years, we invite you to share your memories and/or pictures with us! Please contact Anne at anne@estudilloestates.org, phone 510.938.4126 or mail your stories/pictures to Denice Ballas. All photographs WILL BE RETURNED UPON REQUEST.

Notes from the Treasurer

This month brings another big thank you to Robert & Nancy Carlson for their generous extra donation to the EHOA.

Also, thanks to those earlybird members who submitted the additional \$10 to make their membership current to 2006 member dues. We really appreciate your support!

If you have any questions, please contact Denice Ballas at pinelakefun@aol.com.

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Monday-Friday
7:00am to 5:00pm
Saturday
8:00am to Noon

-----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!