



## Next Homeowners Meeting

Tuesday, May 16, 7:00 p.m.  
Board meets at 6:30 p.m.  
Main Library, Conference Room B

**GUEST SPEAKER: Kathleen Livermore,  
Senior Planner of the City of San Leandro**

Don't miss this important meeting! Kathleen Livermore will be giving a presentation on the Downtown Transit Oriented Development Strategy (TOD)

## It's Not Too Late to Join EHOA!

Don't forget! 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.

You will still have another reminder, but after the notification period has ended, only members who have paid their 'dues' will get the 'news.' 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!

## MacArthur Project Update

By Bill Stephens, City Council Member, District Five

In February of 2005, I reported to you that the MacArthur Boulevard roadway improvements would be underway soon. It was reported that the project would make the intersections narrower and safer for pedestrians, some new traffic medians would be added and lighting would be improved. Redevelopment tax increment funds from businesses in this area were designated to pay for this first phase. The two phase project consists of a phase one - Durant to Superior Avenues and Dutton to Estudillo Avenues. The second phase, which is the section from Lewis to Dutton Avenues, will happen later when we find funding for those improvements.

As many of you have seen, the portion of the project from Dutton to Estudillo is under construction right now. It was delayed through the holidays at the request of some of the business owners in order to take advantage of the holiday business. That portion of the project

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## Good News/Bad News

by Deborah Cox

I spoke with Chief Joe Kitchen today (5/2/06) expressing concerns about the rash of burglaries that have been occurring in or very near EHOA. He told me that the good news was they did apprehend two juveniles from yesterday's robbery on Rodney Drive. These two juveniles have since admitted to eight additional burglaries in the area. Chief Kitchen feels that if they will admit to eight, they are probably actually responsible for even more. The SLPD will be profiling recent burglaries and investigating these two suspects for any additional occurrences that are similar.

The bad news is that in two instances, the suspects were observed by neighbors who did NOT call the police. For whatever reason, perhaps out of concern of being called racist or simply not wanting to get involved, these two juveniles were allowed to continue their crime spree. Chief Kitchen's advice is to always, always, always call the police. If you sense something doesn't seem right or seems suspicious, it's almost always because something IS wrong. The burglary on Rodney could have been prevented. Let's make sure that this doesn't happen again.

## Downtown San Leandro Transit-Oriented Development Strategy

by Nestor Cuellas

The City of San Leandro is formulating a transit-oriented development (TOD) strategy for the downtown core and immediately surrounding area, including the areas around AC Transit's future "Rapid Bus" station and proposed "Bus Rapid Transit" (BRT) station at East 14th and Davis streets and also around the Downtown San Leandro BART station.

There are two main objectives of the Downtown San Leandro TOD Strategy.

The first is to recast the downtown as a distinct and more vibrant destination by enhancing the area's transit and pedestrian orientation. In doing so, the area, and San Leandro as a whole, will acquire a stronger, more positive sense of place, pride, and civic identity. This can be accomplished through the sensitive integration of attractively designed, higher-density residential and commercial projects at key development opportunity sites and the creation of new public gathering places and focal points in the area. At the same time, by focusing new development on appropriate locations, the City can preserve the area's strengths, including the comfortable development density of the downtown's shopping district and the integrity of surrounding single-family residential neighborhoods.

The second objective is to maximize the cost effectiveness of existing and proposed transit improvements in the area by increasing the number of transit riders.

Stay tuned for more details of these plans - or better yet, attend the next EHOA meeting to find out more!



## Announcements & Events

**Pharmaceutical & Universal Waste Recycling Event, May 20**

**Build It Green Home Tour, June 4**

**June 5 - Summer Reading Program Begins at the Library**

**Storybook Gathering 2006, June 10**  
Join this fun driving tour of the East Bay's charming bungalows, including a dutch treat lunch at Beckett's Irish Pub in Berkeley. Visit storybookers.com for an overview of what the homes and architects this tour will cover. For more information, contact michael.greenslade@sbcglobal.net.

**13th Annual San Leandro North Area Home & Garden Tour, June 11**  
Noon to 4 p.m. Advance tickets available at Sabino's & Zocalo.

**San Leandro Summer Camp Signups are Underway!** There's a great variety of activities for children of all ages. Don't miss out on these awesome and affordable summer activities. Call 577-3462 for more information.

**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](mailto:kate@estudilloestates.org)*

## Real Estate Report

Lanz Camacho  
Rinetti & Company Realtors  
EHOA Resident and Board Member

### Current Offerings/Asking Price

636 Juana Ave.	2/1	\$519,976
801 Chetland Rd.	2/1	\$626,000
978 Begier Ave.	2/1.5	\$649,000
1272 Begier Ave.	2/1.5	\$649,000
450 Oakes Blvd.	4/1.5	\$657,000
1051 San Rafael St.	2/2	\$659,950
739 Bridge Rd.	5/2/2.5	\$875,000
1138 Begier Ave.	4/2	\$1,049,950
999 Arbor Dr.	4/3.5	\$1,200,000

### Pending Sales/Asking Price

934 Begier Ave.	2/1	\$569,000
1201 San Jose St.	4/2	\$635,000
961 Arbor Dr.	3/2	\$789,900

### Completed Sales, Asking/Sold Price

824 Glen Dr.	2/1	\$575,000/\$580,000
934 Estudillo Ave.	3/1	\$599,976/ \$600,000
1143 San Jose St.	3/1.5	\$659,000/ \$654,000
738 Bridge Rd.	2/1.5	\$685,000/\$685,000
1044 Collier Dr.	3/1.5	\$749,000/ \$710,000
932 Bancroft Ave.	3/2	\$749,000/ \$749,000

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, I'm on the Board of the Estudillo Homeowners Association, 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

## Measure I - San Leandro's Proposed Business License Tax

by Nestor Cuellas

Like other cities, San Leandro imposes a tax on businesses operating within city limits. San Leandro's rates are currently the lowest in Alameda County for most business types. A medium-sized retailer, for instance, currently pays \$950 in San Leandro, but pays \$6,900 in Hayward and \$10,000 in Alameda. Current rates were set over 13 years ago, and have not kept pace with service cost increases. The proposed tax increase would impact businesses only; it is NOT a residential tax. The San Leandro Chamber of Commerce, representing businesses throughout the city, supports the rate increase. Business license fees help fund general City operations. The proposed rate increase will be placed on the June 2006 ballot as Measure I and can be approved through a simple majority vote.

## EHOA Scholarship Information

It's scholarship application time again! The EHOA scholarship program is open to seniors of public or private schools living in Estudillo Estates who will be attending college in the Fall and whose parents or guardians are members of the EHOA. The purpose of the scholarship is to recognize neighborhood students for their hard work and help defray their costs in buying textbooks and other expenses they will incur when they enter college. The EHOA regularly awards the most funds of any homeowners association in San Leandro to neighborhood seniors.

In addition to completing the application, students must submit an essay. The topic of this year's essay is "What are the two most pressing challenges facing the youth of San Leandro and how should our community address these issues." To obtain an application, please contact Stephen Cassidy by email at shcassidy@yahoo.com or by phone at 667-0860. **Applications and essays are due Friday, May 19, 2006.**

## MacArthur Update continued from Page 1

commenced in January and was progressing steadily until March. The record breaking rains of the last month stalled the project. It is not possible to do concrete and road work under those conditions.

I think all can see that this project - even in the current construction stage - will substantially change the appearance of the boulevard and upscale it substantially. Regretfully, the construction and the time it is taking are having a toll on the businesses on the street. There remains many excellent services that we have all enjoyed along with fine restaurants. They are open during the construction and need our support. Next time, you are planning a meal out, think of Creasian, Café Encore or Vila Cereja as destinations. Main Street Bagels and Sabinos are still wonderful places to start the morning or to take a break. Let's keep business thriving in our neighborhoods. Join me in supporting these businesses now and making the MacArthur project a total success.

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

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## Notes from the Treasurer

Thank you, thank you, thank you to the Brill Family, the Miles Family, and the Forney Family for their generous extra donation to the EHOA.

We are currently at 250 members. Your support is greatly appreciated!

## 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 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!