



## Next Homeowners Meeting

Tuesday, November 21  
6:30 p.m.

Main Library, Conference Room B

Come to make your opinions heard and find out what the EHOA board is working on for our neighborhood

## Time to Renew Your EHOA Membership!

With only one more newsletter to publish in 2006, it's time again to renew your support to the Estudillo Homeowners' Association. It's just a \$20 contribution per household, which affords you continuing newsletter delivery, as well as helping out the neighborhood. The EHOA strives to maintain a sense of community with welcome baskets to new neighbors, involvement with city issues, and serving as a task force to make our city and neighborhood better. Find the renewal form on the back of this newsletter, and send in your membership today!

## Urban Oasis Brings Well-Being to Estudillo Estates

No one can have escaped noticing all the changes recently brought to MacArthur Boulevard. Many businesses have taken the opportunity afforded by the construction and roadwork to update their exteriors and put a truly welcoming face to our main thoroughfare. But nestled into a quiet corner near the bagel shop is Urban Oasis, and it is one new addition to MacArthur that you definitely don't want to miss.

Owned and operated by Michelle Harris, a nearby resident, Urban Oasis is the most convenient place possible for Estudillo Estates denizens to relax and rejuvenate with a spa treatment. Massage, facials, reflexology, aromatherapy and exfoliation are some of the ways you can take care of yourself at this calm and lush day spa. They even offer fun items like henna tattoos, and indulgent luxury packages for real pampering.

Michelle, who also has a boutique in Oakland, really likes the business-friendly environment in San Leandro. "This area is really coming up - I am happy to be here, in such a supportive local community", Michelle says. She also chose this spot because it makes spa treatments a more viable regular option for people, instead of just an "occasion" or "destination" event. "It's important for people not to neglect themselves", Michelle notes, "Regular massage can bring true well-being. It doesn't have to be an indulgence."

She also feels that owning a spa is an honorable venture, as it can really help people. In that spirit (and inspired by her husband, who is a firefighter), Urban Oasis offers a 20% discount to all first responders - police, firefighters, and paramedics - whose jobs are fraught with tension.

Another unique offering at Urban Oasis is a spa party. Generally available on Sunday afternoons (by advance arrangement, of course!), Urban Oasis

## Welcome to the Neighborhood!

by Anne Pinkowski

Fall is nearing its end and Christmas will soon be upon us. We have a handful of new neighbors who would love an invitation to a neighborhood holiday event! <winkwink> The warmest holiday welcome goes out to the following families: On Oakes, we welcome the Aguirre and Kasai families! On Rodney we welcome the Epstein-Goodhart family! On Arbor we welcome the Napoles family (who has a fantastic doorbell tune). And finally, on Begier, three new neighbors are joining us: The Bogdanos Family, Mr. Lovett, and B. Maroni a long time San Leandro resident moving to our neck of the woods from north San Leandro. Welcome to all and have a safe holiday season!



## Announcements & Events

### Monarch Butterfly Tours

through January 27  
Saturdays: 10:30 AM, 1:30 PM, and 2:30 PM - At the Mulford Marina Branch Library - 13699 Aurora Ave.

### 27th Annual Senior Thanksgiving Luncheon

Wednesday, November 22, 2006, from 11:00 AM - 1:00 PM - At the Marina Community Center - 15301 Wicks Blvd. and at the San Leandro Main Library - 300 Estudillo Ave

### Diana Shmiana with Songs, Comedy and Puppets

Wednesday, November 22, 2006 at 11:00 AM at the Main Library - 300 Estudillo Ave. "Winter Wonderama" is a magic carpet ride about the Wintertime traditions around the world. Perfect for toddlers and preschoolers.

### Tree Lighting Ceremony

Friday, December 1, 5:30 p.m. Crafts, refreshments, visits with Santa, holiday entertainment. Don't miss this San Leandro tradition!

## 'Tis the Season . . . to Start A New Tradition!

As mentioned in our regular welcome feature, the holiday season is a GREAT time to include new neighbors in community events. By some coincidence of intense neighborly efforts, our Estudillo Estates neighborhood seems full of block parties, progressive dinners, and open houses - especially around the holidays.

But if you find yourself on a block or area that doesn't currently have a neighborhood event, now is a great time to start. Some simple flyers and/or emails to jumpstart the planning, and a little volunteer effort, and suddenly you have a neighborhood tradition. The Begier/Chetland/Superior holiday progressive dinner has been going on in some iteration (and with a few years dropped here and there) for over 20 years! Nothing went further to making us feel part of the neighborhood than attending our first holiday progressive party.

Of course a full-blown party isn't the only way to go - how about old-fashioned caroling with hot chocolate or spiced cider (brandy optional), or an open house cookie exchange?

There are other great ways to come together as a community during the holidays, too. Perhaps your neighborhood can pitch in to do a food drive or a toy drive, or participate as a group to help one of the many worthy local charities. Often, shelters and similar organizations need help with simple things like gift wrapping. All of these can be such a rewarding way to get to know your neighbors.

No matter what holidays your family celebrates, there always seems to be something special going on in Estudillo Estates this time of year. Have a wonderful season!

## Real Estate News

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

Historically, the first year of a market change is the toughest and results in confusion for both buyers and sellers. Closed sales information from even a few months ago no longer reflects current values. Successful sales must include an honest assessment of how your home compares to other properties. The activity level in our neighborhood is currently robust and seems to reflect a shift in marketing strategy. Sellers are paying more attention to the competition and are either pricing accordingly, or when the market determines that it is necessary, are utilizing price reductions to generate an accepted offer.

A new category, "DOM", specifies the number of day on market.

### Active Listings/Asking Price

727 Cary	2/1	\$650k	DOM 97
1360 Dutton	3/1	\$599.5k	DOM 92
860 Superior	3/2	\$799.9k	DOM 52
807 Woodland	2/1	\$596k	DOM 41
1272 Begier	2/1	\$609k	DOM 270
1302 Dutton	3/1	\$619k	DOM 3
964 Bridge	2/1	\$625k	DOM 3
850 Bridge	2/1	\$649.9k	DOM 65
580 Haas	3/1	\$675k	DOM 77
911 Lee	4/2	\$699.9k	DOM 33

### Pending Sales

863 Collier	2/1	\$519k	DOM 11
1577 Glen	2/1	\$545k	DOM 6
566 Begier	3/1+	\$580k	DOM 150
539 Dutton	2/2	\$645k	DOM 58
520 Pala	5/2	\$689k	DOM 140
820 Bridge	3/2	\$695k	DOM 33
818 Collier	3/1	\$699k	DOM 44

### Sold ListPrice/SoldPrice

1042 Begier	3/2	\$679/645	DOM 35
710 Arbor	3/2+	\$785/770	DOM 48
726 Cary	3/2	\$849.5/785	DOM 74
746 Rodney	4/3	\$789/785	DOM 7
802 Superior	5/3+	\$968.8/870	DOM 120

## Measure B - Thank You!

by Stephen Cassidy, Trustee, San Leandro School Board

On November 7, 2006, San Leandrans passed Measure B by a resounding margin. The \$109 million bond measure received almost a 68% "yes" vote.

The school district promised the community that the cost of the bond will not exceed \$39 per \$100,000 in assessed value. As a result, the bond can not be issued at once in its entirety. Instead, to keep within the limit, it is planned that the bond will be issued in four amounts or series every other year, starting in 2007.

The largest, and first, project under Measure B building program will address the overcrowding at San Leandro High School through construction of a nearby Freshmen campus with a capacity for 800 students. Currently, 700 Freshmen attend SLHS. The new campus will have its own gym, athletic fields, library/media center and cafeteria. Funds for the construction of the Freshmen campus will come from the first and second series of the bond. Presently, the Fall 2010 is the earliest anticipated opening of the Freshmen campus.

Passage of Measure B provides our school district a "local match" to obtain construction funds from Sacramento since Proposition 1D, the state school construction bond, also was approved on election day. In addition, the school district will seek to use Measure B funds for joint-use projects with the City of San Leandro, and thereby maximize the benefits of the bond program for both our community and schools. The Arts Education Center under Measure B for SLHS is a prime candidate for a joint-use project.

Thank you for your strong support of our schools. Deborah Cox, our association President, and Leroy Smith, the co-chairs of the Measure B

campaign, Jeni Engler, our school site volunteer coordinator, and the scores of other Measure B volunteers, many of whom live in Estudillo Estates, deserve our praise and appreciation for their hard work and commitment to the children of San Leandro.

### *Urban Oasis, continued from Page 1*

can be yours for a bridal shower, baby shower, holiday relaxation party, or any other excuse. Urban Oasis provides basic refreshments and will even bring in a manicurist so your group can enjoy massages, facials, or any other treatments in a relaxing, private setting.

With so many enticements, Urban Oasis is sure to become a habitual sanctuary for all of us in Estudillo Estates. Call or stop by for a relaxing and healing experience - you'll be glad you did!

*Urban Oasis, MacArthur Blvd., 635-1883.*

## A Spooky Time on Halloween

If you were a visitor to San Leandro on October 31, and you happened to walk down Glen Drive, you might have thought that the area had been invaded and taken over by pint-sized witches, monsters, fairies, princesses and superheroes! But nope, it was just Halloween, Estudillo Estates-style. While the children may have been more cute than scary, the houses in the neighborhood were spookier than ever, and the kids loved every moment. Once again, what a great neighborhood we live in!



-----Please cut off and return this form with your dues -----

**YES! I want to be on the members roster of the Estudillo Homeowners' Association.**

Your \$20 donation to the EHOA helps to support this newsletter as well as beautification and community projects. Membership is valid January 2007 through December 2007.

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!