



# Estudillo Homeowners' Association Newsletter

February 2007

<http://www.estudilloestates.org>

<http://groups.yahoo.com/group/estudillohomes>

## Monument, 580 Sound Walls and Bancroft Playing Field

By Michael Gregory, City Councilmember

Greetings. It is an honor to come to you as the new City Councilmember for District 1. There is so much happening in District 1 these days.

The first item I would like to report on is the Estudillo Estates entryway monument that the homeowners association has been working on with the City. The association approached the City last year with the proposal to fund an entryway monument in the new traffic median on MacArthur Boulevard near Bridge Road. The City enthusiastically endorsed the idea primarily because the association is willing to bear the cost of the project. Other neighborhoods have received entryway monuments in years past through our Capital Improvement Program. However, because of budget cuts in recent years, we've had to eliminate any non-essential capital improvements. A project like this would be long in coming if the City had to cover the costs. This has been a perfect example of a private-public partnership and the neighborhood will gain an attractive entry marker on MacArthur Boulevard. What the City and I appreciate most about this project is the association's declaration of their support and appreciation for the MacArthur Boulevard improvements the City has done over the last year.

I also want to bring you up to speed with the latest on the I-580 soundwall project. At the joint January 16, 2007 Estudillo Estates and Bay-O-Vista homeowner association meeting there was a discussion about the planned soundwall along I-580. The major concern was the potential for reflective noise. The noise report from Caltrans indicated that if there was any reflective noise it would be a minimally perceptible amount.

A suggestion was made that a sound absorptive type soundwall be used in lieu of the proposed masonry type. Sound absorptive type sound walls may possibly reduce the perception of reflective noise. Cost for absorptive wall systems tend to be higher than traditional masonry walls. Budget constraints prevent the design of any alternative systems; however, an alternative bid item for the design and construction of a sound absorptive type soundwall could possibly be included in the bid package for the project. Another alternative that was suggested and could possibly be included was to only use the sound absorptive material for the unopposed soundwall sections – those areas that don't have a soundwall on the opposite side of the freeway. The use of any alternative would require that the bid total remain within the construction budget for the project. City staff will be sending a formal written request to the Congestion Management Authority (CMA) requesting the alternative absorptive products be included in the soundwall bids.

The next steps for the project will be for the CMA to finish the design, send the project out for bid then hopefully start construction late summer or fall of this year. Let's keep our fingers crossed.

Bancroft Playing Field Update: planning for this joint use project between the City and San Leandro Unified School District is close to 90% complete. The target start date is May 2007, project to include: new synthetic turf, all-weather track, replacement of front/back asphalt areas and 20' replacement fencing for west San Jose Street residents.

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. 9001 – or e-mail me at [mgregory@ci.san-leandro.ca.us](mailto:mgregory@ci.san-leandro.ca.us)

January Homeowners Meeting

Tuesday, February 20th, 7:00 p.m.  
Main Library, Conference Room B

All are welcome!

## From our Membership Chair

Reminder for Dues:

We're well into 2007 now, and what a great time to be an EHOA member! Our paid membership is rapidly growing for the year, and we want to remind everyone that we need their annual \$20 dues EARLY IN THE YEAR. This newsletter is the the biggest expense we incur as a homeowners association, and we cannot continue to publish and deliver it without our membership support. Please take the time to pay your (tax deductible) dues as soon as possible, so there are no interruptions in receiving the EHOA monthly newsletter in the mail. As always, thanks for your support.

Early Spring EHOA Social:

In order to get our neighborhood together early on this year, Wes Blair, our Membership Chair, is interested in throwing a social event in late March/early April. Coffee, Cocoa and Tea at Zocalo Coffee House, anyone? Please be on the lookout for a date and time...we had a great time at last summer's Ice Cream Social event, so be sure not to miss this one!

## Changes to Building Ordinances

By Bill Stephens, City Councilmember

At our January 16 City Council meeting, we had staff reports and made minor regulation changes to two particular items that may be of interest to most of our neighborhoods. The issues have to do with the maximum size of homes, including very large homes being built in neighborhoods (some call them "monster homes") and home additions that would impact a neighbor's privacy or create undue shadows on a neighboring property. It was all rather complicated, so let me see if I can explain our actions in simple terms.

Continued on Page 2

# ----- 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 2007 Dues Payment of \$20 made payable to EHOA.

In 2006, our membership was 330 families. 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 Frank Lynn, 450 Oakes Blvd, San Leandro, CA, 94577

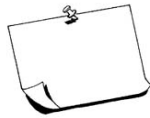
Questions? Call 633-9787 or [frank@estudilloestates.org](mailto:frank@estudilloestates.org)

Thank you for helping to make this a great neighborhood!

## 2006 EHOA Budget Recap

A look at the income and expenses of the EHOA for 2006. 330 Members, 12 Newsletters.

<b>Dues &amp; advertsing:</b>	<b>\$10,250</b>
Newsletter	(\$3920)
Scholarship	(\$1600)
Leadership San Leandro	
Training for Nestor Cuellas	(\$900)
Web Site	(\$100)
Ice cream social	(\$180)
Membership packets	(\$125)
Donation for Pee Wee's Pizza	(\$250)
Donation for seniors	
Thanksgiving luncheon	(\$200)
Donation toys for tots	(\$200)
Bus. supplies/tax filings	(\$100)
Thank you/retirement gifts for Police & Fire Chief	(\$225)
<b>Total Expenses</b>	<b>(\$7800)</b>



## Announcements & Events

Creekside Kids' Theatre presents The Jungle Book, March 2nd and 3rd, 7:00pm  
Kipling's classic story, this exciting play follows Mowgli's many adventures as he encounters a hooded cobra and a secret treasure, escapes from a hilarious group of monkeys, and saves the jungle from a man-eating tiger. Tickets are \$3 per person and children under 2 are free. Call Jenny at (510) 430-0607 to reserve your tickets.

St. Patrick's Day Dinner  
Saturday, March 17th. 5:30pm.  
Church of the Assumption will have a St. Patrick's Dinner/event with entertainment. No host bar at 5:30PM followed by a Corned Beef/Irish stew dinner. Ticket are \$25.00 for adults and children under 10 are \$10.00. Tickets and Info: 352-1537

## Building Ordinances, from Page 1

The first matter was with regard to what city planners call "daylight plane"; daylight planes are intended to provide for light and air, and to limit the impacts of bulk and mass on adjacent properties. In order to have more public input on construction such as this, there is now a standard established for what they call a maximum building envelope - essentially the size, shape and angles of the construction. If any portion of the addition or new home would occur outside of the daylight plane, this would require neighbor notification and administrative review by the Zoning Enforcement Official.

With regard to the maximum size of homes permitted, the City has instituted a Maximum Floor Area Ratio (FAR), which determines the maximum livable area of the house dependent upon the size of the lot. The new regulations will preclude large homes on small lots, and also help keep home sizes in context with the neighborhood. For standard-sized lots of 5,000 s.f., the maximum livable area would be 50% or 2,500 square feet, plus an additional 500 square feet allowed for a 2-car garage. For lots greater than 8,000 s.f., the FAR percentage decreases as the size of the lot increases. If an applicant proposes to exceed the Maximum Floor Area, this would trigger Major Site Plan Review, with the Board of Zoning Adjustments as the decision-making body. These new regulations will protect against over development of lots, particularly some of the very large lots in our areas and throughout other neighborhoods in town.

Not everyone is interested in building additions to their homes. However, with the value of real estate these days, many families are choosing to expand their homes rather than relocate. These new ordinances will go a long way in helping to insure that neighborhood appearance and character are maintained - something that I think we can all agree is important.

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

## Real Estate Update

Julie Cuellas, Red Oak Realty  
Estudillo Estates Resident  
510-280-2166  
sellmyhousejulie.com  
juliecuellas@comcast.net

Sales volume remains relatively flat. There are many more active listings than solds in our neighborhood. This is partially due to marketing and partially due to pricing. Competitively priced homes that are fixed up for sale will do better in any market. The consumer confidence index edged up to 110.3 in Jan from 110.0 in Dec. January's index was the highest in 5 years. Oil prices are down and the job market is chugging along. Spring is just around the corner and as it approaches, I believe we will see an increased level of activity in our area. Please don't hesitate to call if I can be of assistance to you.

Active	Bd/Ba	Ask	DOM
801 Chetland	2/1	i \$528.5k	202
1360 Dutton	3/1+	i \$75k	180
580 Haas	3/1	\$675k	150
595 Pala	3/2	\$799k	52
969 San Jose	3/1	\$575k	29
1145 Dutton	2/1	\$620k	24
850 Bridge	2/1	\$599k	15
1220 Begier	2/2.5	i \$724,950	9
703 Joaquin	2/1.5	\$649.5k	7
Pending	Bd/Ba	Ask	DOM
964 Bridge	3/1+	\$625k	44
Sold	Bd/Ba	Ask/Sold	DOM
952 San Jose	2+/1	i \$599k/\$595k	5

DOM = Days On Market

i = Price lowered/Sold below Ask

\* Paid advertisement, not an endorsement.



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



## Estudillo Homeowners' Association