



# Estudillo Homeowners' Association Newsletter

January 2007

<http://www.estudilloestates.org>

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

## President's Message: Happy New Year!

By Deborah Cox, EHOA President

I would like to take this opportunity to say Happy New Year from the EHOA board to all homeowners. You may not be aware of this small group of volunteers who give up their time and energies throughout the year to help improve and maintain our neighborhood and community at large. After hearing a comment by one resident that it was perceived that all we did was give money away, I felt compelled to spend a few moments and explain a few ways the board works for all of you all year long.

First and foremost I must say that we are actually very proud of our philanthropic works throughout the year. Please take a moment to read through the list of ways we use our dollars in support of our members and community. We are most proud to say that we support our graduating seniors by distributing the largest dollar amount in scholarship money of all existing homeowners' associations. There is no better use of our funds that supporting those individuals who are the future of our community. Also, you wouldn't be reading this newsletter right now if we did not have the funds

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### January Homeowners Meeting

Tuesday, January 16, 7:00 p.m.  
Main Library, Conference Room B

Scheduled topics and speakers:  
California Conservatory Theatre  
Martin Vitz, President of the San Leandro California Conservatory Theatre (CCT), Estudillo Estates and 37 year San Leandro resident, will be presenting information about the CCT; its history, how it operates, benefits the community and its longer term goals and needs.

Interstate 580 Sound Walls  
Darrell Heppner from Bay O Vista Homeowners Association and Michael Gregory, City Councilmember.

### Stay Involved, Renew Now!

It's time to renew (or start) your membership in the Estudillo Homeowner's Association. Dues for 2007 are just \$20 per year and help fund a series of different items, including our yearly college scholarships, ice cream social, welcome packets, donations to several worthy causes, EHOA website, this newsletter, and much more. Sign-up today and stay involved in our great community.

### Interstate 580 Sound Walls

Please join us at our meeting on Tuesday, January 16th for a discussion about the sound wall project slated for construction on Interstate 580 between Dutton/Marlow and 150th Ave. Darrell Heppner, from the Bay O Vista Homeowners' Association, has done a lot of research on the subject and will be there to present information.

The discussion will address issues such as: What are the plans and where does the project currently stand? Potential benefits and detriments to the surrounding areas. This will an informative and lively disucssion.

### 2006: A Look Back At EHOA's Accomplishments

By Deborah Cox, EHOA President and Denice Ballas, EHOA Treasurer

Here's a look back at some of the work accomplished by the EHOA during 2006.

**Beautification:** The EHOA wrote and sent two letters to all of the businesses along MacArthur encouraging them to take advantage of the streetscape upgrade by improving the look of their properties. The EHOA offered help in providing painting contractors, etc. As some businesses began their improvements, the beautification committee stopped in and spoke with the other businesses on a personal basis to help encourage them to join in improving their appearances. This has been a very successful joint venture between the adjacent community and the businesses located along the street.

**Membership:** The EHOA began the process of soliciting local businesses to provide coupons/information/discounts for our newly designed and created "Welcome" packet. Information on the EHOA, important city numbers, and much more are also included. These packets are then personally distributed to all new residents. After visiting

new folks, a brief write-up in the newsletter helps to introduce and welcome our new neighbors. We also hosted our first annual Ice Cream Social for people to gather, meet and get to know others within our community.

**Monument:** For almost ten years the EHOA has been working (off and on) with the city on the installation of an EHOA monument. Funds were set aside prior to this board's assumption of their duties, for just such a monument. As you drive around San Leandro you will have noticed that almost every other neighborhood has signage. We all have a great sense of pride in our neighborhood and the current board made the decision to finally use these funds and proceed with the placement of a "Welcome to Estudillo Estates" sign. With the completion of the MacArthur streetscape there became available a logical and welcome location – placing the sign in the newly created median. (The location of placement has been the biggest stumbling block throughout the years—a good area

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Estudillo Homeowners' Association

**STAY INVOLVED == RENEW YOUR 2007 MEMBERSHIP NOW!**

## Real Estate Update

Michelle Miller, Associate Broker  
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After a predictably quiet December, I am starting to see signs of a robust spring market in the making. There are several "COMING SOON" signs visible as you drive through the neighborhood and talk of additional properties about to come on. I believe the next few months will define what sort of real estate market we will have this year. My client's feedback leads me to believe that buyers feel the market is "fairly balanced" and they are not going to wait any more to see if the bottom will fall out of the values. I do not believe this attitude will result in an upswing in prices, I think we will see evidence of this mindset in an increased confidence that their investment will remain safe in real estate. This confidence will fuel the activity in our marketplace.

Tip for Sellers - Don't wait until the last minute to interview listing agents. Preparation for the sale of a home can take longer than you might expect and a good agent's advice is very valuable.

Active	Bd/Ba	Ask	DOM
1360 Dutton	3/1+	\$599.5k	159
580 Haas	3/1	\$675k	114
969 San Jose	3/1	\$575k	8
595 Pala	3/2	\$799k	31
615 Pala	3/2	\$794.5k	30
860 St. Mary's	2/1	\$499,950	7
727 Cary	2/1	\$650k	164
801 Chetland	2/1	\$549k	182

Pending	Bd/Ba	Ask	DOM
964 Bridge	3/1+	\$625k	44
952 San Jose	2/1	\$599k	5

Sold	Bd/Ba	Ask/Sold	DOM
1272 Begier	2/1+	i \$609k/\$590k	278
860 Superior	3/2	i \$799k/\$760k	95
911 Lee	4/2	i \$699,950/\$660k	42
820 Bridge	3/2	i \$695k/\$655k	33
818 Collier	3/1+	i \$725k/\$693.5k	44

DOM = Days On Market

President's Message, from Page 1 to produce and distribute it. As an aside, don't forget to send in your dues for 2007 in order to continue to receive this document. Behind the scenes we work in many ways, some described in the yearly recap. We also work behind the scenes in many, many issues pertaining to the safety and upkeep of our neighborhood. While we are not a "governing" body with the ability to impose levies or fines, we always work with neighbors by helping to contact the city in compliance of rules and regulations pertaining to how the neighborhood looks. I guarantee you that every time there is a new series of break-ins and or other problems, that the Chief of Police receives a call from the EHOA asking for more support and explanations on what is being done to alleviate the problem.

When a new developer and/or development is being proposed both in our boundaries as well as anywhere in the community, the City of San Leandro tells them that the EHOA is one of the important organizations to contact and reach out to in order to succeed. This happens over and over and as president of the board I've spoken with many of these folks, including Red Mountain Retail (owners of the Albertson's store) and the president of the Grocery Outlet. Please keep in mind that all members are welcome to attend our meetings where folks from various developments come to discuss proposed businesses. Are you interested in the sound walls along 580? We've been speaking with the city and neighboring homeowners associations to ensure we retain a quality of life in our neighborhood. Join us at our next meeting in a discussion on just this subject.

I could go on and on, but there's really no need. We ask any and all to get involved in the organization. The reward is the feeling of pride you will have knowing that you have in some small way made your neighborhood a better place to live.



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

2006 in Review, from Page 1 simply did not exist that did not make the cost prohibitive.) The EHOA has been working with a professional sign company and the City of San Leandro to make this happen. Look for the installation of this sign sometime this late spring/early summer.

Website: The EHOA continues to keep it's residents up to date by routinely updating the content on our website www.estudilloestates.org. In the past 3 years, the number of visitors each month has increased dramatically. While the website administration and design is a volunteer position, your membership dues help cover the cost of the annual domain name registration and hosting fees associated with the website.

Speakers: In a continuing effort to keep citizens informed, we offer many informational speakers throughout the year. This year we included the following: Kathleen Livermore, Senior Planner for the City of San Leandro discussed the Transit Oriented Development committee and process, Major Shelia Young spoke on all that had been accomplished during her eight-year term as Mayor of San Leandro, Stephen Cassidy spoke on Measure B, Chamber CEO Heidi Finberg and others spoke on Measure I, Claudia Cohen of the BNA spoke on the proposed Dunsmuir development above our city. If we've forgotten someone, we apologize. Continue to watch this newsletter to learn about more the informative speakers.



## Announcements & Events

7th Annual Martin Luther King, Jr. Event, Monday, January 15th. 11am-noon  
The City of San Leandro will host "Remember the Dream," to commemorate the Life of Martin Luther King, Jr. at the Marina Community Center, located at 15301 Wicks Boulevard. The event will feature remarks by Mayor Tony Santos, an inspiring video presentation, crafts for kids and light refreshments. For more information call (510) 577-3462.

California Conservatory Theatre, January 25th through February 18th. Come back to the 5 & Dime, Jimmy Dean, Jimmy Dean. Originally performed by such powerhouse actresses as Cher and Kathy Bates. For more information call (510) 632-8850. \$20 adults/\$18 seniors & students.

Roosevelt Elementary's 4th Annual Crab Feed, Saturday, February 3rd. All you can eat cold cracked Dungeness crab, salad, pasta and more. 100% of the net proceeds to benefit Education at Roosevelt Elementary. Boulder's Golf Center, 6pm. \$35 adults/\$15 age 12 and under. For more information contact Wes Blair: 510.633.2857.

# ----- 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 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!