



# Estudillo Homeowners' Association Newsletter

March 2007

<http://www.estudilloestates.org>

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

## Meet San Leandro's New Police Chief, Dale Attarian

By Nesotor Cuellas, Guest Speaker Coordinator

Don't miss your chance to meet the new San Leandro Police Chief, Dale Attarian at the next EHOA meeting on Tuesday, March 20th. He will be talking about his plans for the city's police department and addressing your questions and concerns. This is a great opportunity to meet your neighbors and find out how we can continue to keep Estudillo Estates a safe neighborhood.

### Stay Involved, Renew Now!

It's time to renew your membership in the Estudillo Homeowners' 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.

San Leandro Police Chief Joseph W. Kitchen passed the baton to new Chief Dale Attarian on January 30 at a Change of Command and Promotion Ceremony held at Civic Center Plaza. Chief Attarian has served in the San Leandro Police Department for nearly 28 years, including most recently as the Department's Police Captain. As Chief, he looks forward to continuing the City's effective police

program and further strengthening the City's record of providing a safe and secure San Leandro. Chief Attarian was born in Santa Monica, California, and currently lives in Dublin. He is married to Joyce and has two children, Rachel and James. Attarian is member of the Kiwanis Club of San Leandro and of the Blue Knights Motorcycle Club. He received his Bachelor Degree in Criminal Justice from California State University-East Bay and his hobbies include motorcycling and sports.

## What Is TOD?

By Michael Gregory, City Councilmember

In three words TOD is transit-oriented development. The city has designated two sites in San Leandro surrounding the Bayfair and Downtown BART stations as TOD's. TOD, according to Caltrans, is a moderate- to-higher-density development located within an easy walk of a major transit stop. We are exploring a mix of residential, employment and shopping in the area designed for pedestrians and bicycles without excluding the auto. We want to strengthen existing businesses in the TOD while attracting new retailers.

How does this affect Estudillo Estates homeowners? If you place a point at the intersection of East 14<sup>th</sup> and Davis streets and draw a 1/2 mile radius, you will have the target area of the TOD plan, which encompasses some of Estudillo Estates. There are two 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. 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.

The city council recently approved a contract to a design group to evaluate our downtown and make design recommendations. Also, we passed a resolution establishing a city goal to reduce greenhouse gas emissions 25% below 2005 levels by year 2020. By the end of this year we plan to finalize a Climate Action Plan that may target more efficient land use and transportation planning, bay friendly landscaping, green building, wise waste management and alternative energy sources. Going green in San Leandro is an understatement!

Come hear the latest on the Downtown TOD at the third and final community meeting on Saturday, March 17<sup>th</sup>, 9:00 AM, at the St. Leander's auditorium.

----- 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!

### March Homeowners Meeting

Tuesday, March 20th, 7:00 p.m.

Main Library, Conference Room B

#### Featured Guest Speaker

Dale Attarian, San Leandro Police Chief

**Also:** EHOA will be honoring O.B. Badger for his service to San Leandro and Estudillo Estates.

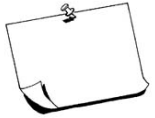
**ALL ARE WELCOME!**

### EHOA Spring Social

Mark your calendars! EHOA will be sponsoring a social gathering and community forum event on **Saturday, April 21st**. In attendance will be various members of the San Leandro School Board, City of San Leandro Board of Supervisors, EHOA officers and residents. Bring your children and prepare to socialize!

This social event will be intended to get out as many neighbors as possible to meet one another and see what EHOA is all about. There will be free food and beverages, and we will have a brief address from an EHOA board member summarizing the EHOA goals and recent accomplishments. After that, we will be moderating a forum in which residents can talk to the community leaders in a structured, positive environment.

The exact time and location of the event has yet to be determined, so be sure to watch for the announcement in next month's newsletter.



## Announcements & Events

### TOD Community Meeting Saturday, March 17th. 9am.

The third and final community meeting to discuss San Leandro's TOD (Transit-Oriented Development) plan at St. Leander's auditorium.

### 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

### Measure B Community Meeting Monday, March 26th. 6pm.

The school district will be hosting community meetings at San Leandro High School in the cafeteria. A summary of the construction projects planned under Measure B, the bond approved by the voters last November, will be followed by a Q&A section.

### EHOA Spring Social Saturday, April 21st

Come out and meet your neighbors, EHOA board and San Leandro city leaders at our Spring social. Location to be announced, stay tuned!

### Roosevelt School Auction Saturday, April 28th, 5:30pm.

The Roosevelt Auction features items for everyone, such as fantastic vacation stays, great kid's activities, pay to play events and much more. Plus, there's the Dad's club sponsored bar, delicious appetizers and desserts and the ever exciting LIVE auction.

### EHOA Board Contact Info

[board@estudilloestates.org](mailto:board@estudilloestates.org)



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

## 2007 EHOA Scholarships

By Stephen Cassidy, Scholarship Chair

One of the core activities of the Estudillo Homeowners' Association is providing grants to high school students. Our 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 the cost of purchasing textbooks and other items when they enter college.

For the past several years, the EHOA has awarded more funds for students than any other homeowner association in San Leandro.

In addition to completing the application, students must submit an essay. The topic of this year's essay is "Which teacher influenced me the most and what I learned from her or him." To obtain an application, please contact Charlene Kehret by email at [charlenekehret@sbcglobal.net](mailto:charlenekehret@sbcglobal.net). Applications and essays are due Friday, May 18, 2007.

## Real Estate Update

**Michelle Miller**, Pacific Union  
Estudillo Estates Resident  
510-701-3442  
[mmiller@pacunion.com](mailto:mmiller@pacunion.com)

Spring is here! Open houses are well attended and on the properties that are in good condition and accurately priced, we've even seen a few multiple offers and the occasional pre-emptive offer. This situation does not occur on properties if the buyers perceive the list price as too high. The upcoming weeks will tell us if this momentum is a factor of a relatively limited supply of inventory and active buyer demand or if it will define our spring market. Watch the days on the market figure (DOM) in future newsletters as it tends to reflect the overall health of a marketplace. More properties are entering the market each week. This can slow down the activity level as buyers have more to choose from. Interest rates remain constant.

DOM = Days On Market  
↓ = Price lowered/Sold below Ask

|              | Active | Bd/Ba    | Ask              | DOM |
|--------------|--------|----------|------------------|-----|
| 1360 Dutton  |        | 3/1+     | ↓\$575k          | 216 |
| 580 Haas     |        | 3/1      | ↓\$669.9k        | 171 |
| 807 Woodland |        | 2/1      | \$514,988k       | 149 |
| 595 Pala     |        | 3/2      | \$799k           | 88  |
| 615 Pala     |        | 3/2+     | \$769,950k       | 87  |
| 850 Bridge   |        | 2/1      | ↓\$584.9k        | 53  |
| 1220 Begier  |        | 2/2.5    | ↓699,950         | 44  |
| 1478 Glen    |        | 3/2      | \$699,950k       | 35  |
| 817 Rodney   |        | 2/1      | \$649,950k       | 22  |
| 870 Collier  |        | 3/1      | \$699k           | 21  |
| 877 Joaquin  |        | 2/1      | \$634.9k         | 7   |
| 770 Bridge   |        | 2/2      | \$629k           | 8   |
| 655 Dutton   |        | 3/2      | \$599,950k       | 4   |
| 670 Haas     |        | 4/2      | \$835k           | 3   |
| 545 Begier   |        | 5/3      | \$875k           | 3   |
| Pending      | Bd/Ba  | Ask      | DOM              |     |
| 969 San Jose |        | 3/1      | \$575k           | 35  |
| 840 St. Mary |        | 2/1      | \$529.9k         | 2   |
| 691 Chetland |        | 3/2      | \$759k           | 7   |
| Sold         | Bd/Ba  | Ask/Sold | DOM              |     |
| 801 Chetland |        | 2/1      | ↓\$528.5k/\$500k | 221 |
| 703 Joaquin  |        | 2/1.5    | ↓\$649.5k/649k   | 7   |

\* Paid advertisement, not an endorsement.



## Estudillo Homeowners' Association

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