



# NEWSLETTER

<http://www.estudilloestates.org>

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

## Plans for Downtown San Leandro

by *Johanne Dictor, Welcome Chair, Estudillo Estates Homeowners Association (EHOA) Board*

In July, Luke Sims, the city's Community Development Director, met with the EHOA group and other homeowners' groups to tell us about the future of our downtown. I am an advocate of having a nice downtown where people can congregate, shop and enjoy their community -- which is why I was so excited when I heard about San Leandro's TOD (Transit-Oriented Development) plan. The theory is that TOD will make use of public transportation systems such as BART and AC Transit, and encourage people to live, work and shop downtown. Over the next 10-20 years, the TOD plan calls for nearly 121,000 square feet of new retail space, more than 700,000 square feet of office space, and about 3500 residential units near BART.

### BART

Mr. Sims advised us that we would have a new parking garage at the San Leandro BART station, with either the same number of parking spaces as we have now, or possibly fewer. The people in attendance responded that that there simply aren't enough parking spaces presently at BART. We also discussed the condition of the BART station, including cleanliness and safety concerns. If you are concerned about these issues surrounding BART, we encourage you to contact your city

councilmember or BART directly. (See also our special guest speaker for the August EHOA meeting at right!)

### DOWNTOWN

The downtown is being marketed by a company called Main Street Properties, which has worked with other cities in the Bay Area, including Alameda, whose downtown was also in need of an update to increase curb appeal on Park Street. Main Street Properties was able to bring in Tomatino's restaurant, which has courtyard dining, plus a florist, bookstore, and coffee shops.

San Leandro will start soon on a new project at Joaquin Street at East 14th, blocking the street off from cars and widening the sidewalks, which should make the area more conducive to outdoor dining and strolling. We have suggested a meeting with Main Street Properties for further details of the plan.

### OUTDOOR DINING

We discussed having outdoor dining in the downtown. However, Mr. Sims felt our city's climate was not conducive for outdoor dining. The attendees strongly opposed Mr. Sim's position, arguing that it would only enhance our downtown and that many surrounding cities with the same temperature have outdoor dining.

### Next EHOA Meeting

**Tuesday, August 15, 2008**  
**General Meeting - 7 p.m.**  
 San Leandro Main Library  
 Karp Room

**Special Guest:**  
**Bob Franklin,**  
**BART Board of Directors,**  
**District 3**  
**(includes San Leandro station)**

Would you like to find out more about the San Leandro BART station and what the future plans are for our station? If so, we encourage you to attend this meeting. This is the time to voice your concerns about BART.

### MAIN STREET PROPERTIES

It appears that most of the renovation of new pedestrian amenities -- such as new lighting, new sidewalks and landscaping -- will take place on the side streets off of East 14th Street. Many residents were concerned that not enough attention was being paid to East 14th, which is the entryway to the city.

This article is only a brief overview of what is to come for our downtown. I encourage all of you to become actively involved and provide input about the direction San Leandro is headed in the years ahead. If you have concerns about the downtown, please contact Luke Sims at [lsims@ci.san-leandro.ca.us](mailto:lsims@ci.san-leandro.ca.us).

## NEIGHBORHOOD REAL ESTATE UPDATE

**By Michelle Miller, Broker Associate, Pacific Union**  
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Pending sales are still increasing. Several properties in our neighborhood that have been on the market for quite a while are currently in escrow. If anything, we now have a backlog of buyers waiting for good properties to come on the market. Listed below are several other points of interest from the real estate financing world.

- The temporary conforming loan limit of \$729,750 will remain in effect until December 31, 2008. As of January 1, 2009, the conforming loan limit will be \$625,500.
- A First-Time Homebuyer tax credit has been introduced for the first time in U.S. history. If you qualify, you can get a tax credit for up to \$7,500 as a direct result of buying a home. There are rules & restrictions, but the credit is in effect from April 2008 through July 2009. Please seek the advice of a professional tax advisor.
- Mortgage insurance companies offer products that allow as little as 10% down on properties valued at or below approximately \$802,725. Mortgage insurance companies offer products that allow as little as 5% down on properties valued at or below approximately \$438,850.
- The FHA, VA, federal, state and local governments have put together a variety of packages to assist you in buying a home. Underwriting standards have contracted and it could become more difficult to get approved for a home loan in the future. The Federal Reserve and the Treasury Department, amongst others, have taken extraordinary steps to help heal the financial markets and while we are not "there" yet, these steps can be revised. Many of the measures taken over the past year were introduced as temporary. These measures will likely be revised and changed as the mortgage market continues to evolve and heal.

Status	Address	BR/BA	Sq. Ft.	Original Price	Current Price	Sold Price
Active	856 Arbor Dr.	3/2	1727	\$712,000	\$599,900	
Active	891 Arbor Dr.	2/1	1319	\$449,000	\$449,000	
Active	960 Arbor Dr.	5/3++	3344	\$1,195,000	\$1,195,000	
Pending	1095 Bancroft Ave.	2/1	1319	\$367,900	\$367,900	
Active	642 Begier Ave.	3/2	1421	\$599,000	\$599,000	
Active	875 Begier Ave.	3/1	1594	\$618,750	\$589,900	
Pending	978 Begier Ave.	2/1+	1721	\$399,000	\$399,000	
Active	725 Bridge Rd.	3/2	2303	\$729,000	\$699,000	
Active	750 Bridge Rd.	5/2+	2700	\$749,500	\$699,000	
Active	814 Bridge Rd.	3/2	1900	\$729,000	\$675,500	
Active	964 Bridge Rd.	3/2	2411	\$899,950	\$679,950	
Sold	727 Cary Dr.	2/1	1420	\$374,900		\$400,000
Active	691 Chetland Rd.	3/2	2254	\$798,000	\$798,000	
Pending	539 Dutton Ave.	2/1+	1678	\$649,950	\$390,000	
Active	809 Dutton Ave.	3/1	1320	\$549,000	\$549,000	
Pending	855 Dutton Ave.	3/1	1249	\$499,000	\$479,000	
Pending	955 Dutton Ave.	2/1+	1610	\$449,000	\$385,000	
Active	732 Estudillo Ave.	4/2+	2450	\$685,000	\$685,000	
Pending	857 Estudillo Ave.	4/2	2400	\$829,000	\$759,000	
Pending	895 Joaquin Ave.	3/2	2268	\$679,000	\$599,000	
Sold	935 Joaquin Ave.	3/2	1990	\$599,000		\$585,000
Pending	970 Joaquin Ave.	2/2	1083	\$319,000	\$285,000	
Pending	891 Juana Ave.	2/1	1259	\$400,000	\$400,000	
Pending	945 Juana Ave.	3/1	1312	\$575,695	\$380,000	
Active	611 Oakes Blvd.	3/1+	1913	\$579,000	\$529,000	
Sold	719 Oakes Blvd.	4/2	2506	\$679,000		\$605,000
Sold	750 Rodney Dr.	2/1+		\$619,000	\$549,500	\$530,000
Sold	877 Rodney Dr.	4/1+	2034	\$659,000	\$599,000	\$595,000
Pending	946 Rodney Dr.	2/2	1731	\$645,000	\$645,000	
Active	733 St. Mary's Ave.	2/1	949	\$399,000	\$399,000	
Pending	820 St. Mary's Ave.	2/2	1435	\$517,750	\$517,750	
Pending	1143 San Jose Ave.	3/1+	1799	\$545,000	\$485,000	

## AN UPDATE FROM CITIZENS FOR A SAFER SAN LEANDRO

On July 8, Citizens For A Safer San Leandro (CSSL) held a Crime Prevention Meeting that drew a crowd of over 60 Neighborhood Watch Captains, homeowners' association presidents, and concerned community members. Police Chief Dale Attarian, Sgt. Joey Delgado, Officers Tim DeGrano and Kerri Kovach shared the City's plans for crime prevention and the value of Neighborhood Watch. The highlight came in the second half of the meeting, in which ideas were shared from current Block Captains, and novices and potential new Neighborhood Watch members could learn from each other.

Anyone living in San Leandro can participate in a Neighborhood Watch. Groups (usually 6-12) are usually a few residents within the same street or area who meet to address crime and safety issues in their neighborhood. Don't be afraid to start small, but share the responsibilities, say mentors to the program. One member acts as the Block Captain to work with the San Leandro Police Department. Any resident who's in doubt about something they see shouldn't hesitate to report suspicious activity to Police Dispatch at 577-2740.

Mentor Neighborhood Watch Captains are willing to help you start a group. You can visit [www.safersanleandro.org](http://www.safersanleandro.org) to download a "Neighborhood Watch Group Starter Kit," sample flyers, and handouts. You can also contact Officer Tim DeGrano at the San Leandro Police Department, at 577-3248, [tdegrano@ci.san-leandro.ca.us](mailto:tdegrano@ci.san-leandro.ca.us), or Vince Rosato, CSSL Neighborhood Watch Block Captain Coordinator at [biovr@sbcglobal.net](mailto:biovr@sbcglobal.net).

Citizens for a Safer San Leandro will be holding another city-wide Crime Prevention Meeting on Thursday, October 16 at 7 p.m. at the Main Library.

## School District Updates

### From Stephen Cassidy, EHOA Board Member and School Board Trustee

In November 2006, the voters of San Leandro approved Measure B, a \$109 million school construction bond. The largest project under Measure B is the building of a new campus for 9th grade students. After approval of Measure B, the School Board approved an accelerated timeline for the design and construction of the 9th grade campus. With the input of educators, parents and community members, the design was completed earlier this year, and I am pleased to report that the State Architect recently approved the design.

Groundbreaking should occur by the end of the year, with an anticipated opening of the new school for the 2010-11 school year. The 9th grade campus will enable the district to focus greater resources on students in the critical transition year of 9th Grade. It will also solve the overcrowding at San Leandro High School.

### From the district

The San Leandro Board of Education recently welcomed its newest member, Flavia Coria, an incoming senior at San Leandro High School. Flavia will serve on the Board for the 2008-2009 school year, representing the student voice and learning firsthand the intricacies of district governance. Flavia was born in Argentina, and came to the United States to live with her uncle and wife shortly before 9/11. She attended McKinley Elementary School, learning English that first year while in the 5th grade. Flavia attended Bancroft Middle School. At San Leandro High, she is an accomplished athlete, is active in the community, and is interested in becoming a firefighter.

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## WELCOME TO THE NEIGHBORHOOD!

**by Johanne Dictor, EHOA Board  
Welcome Chair**

We welcome our new neighbors just in time for summer fun! Don't be too shy to ask these new neighbors to join you for an upcoming block party or at one of our neighborhood watch events. In that vein, we would like to welcome the following families to our neighborhood:

- Eduardo and Chrissy Bernazzain on Joaquin,
- William Orso and Marisa Kendall on Oakes, and
- Janice Kim on Rodney.

Also, apologies to Tom and Kisitina Venegas on Begier -- we misspelled Kisitina's name last month. Welcome!

We hope to see you at one of our events and we look forward to your participation in the Estudillo Estates Homeowners' Association!

### EMERGENCY PREPAREDNESS

Remember the Loma Prieta earthquake? How about the L.A. quake last month? Would you like to feel a lot more ready the next time something like that happens here?

San Leandro's emergency preparedness coordinator, Marla Blagg of the Alameda County Fire Department, has announced that free CERT (Community Emergency Response Team) training for emergency preparedness will be offered in San Leandro this fall.

**Classes will be held at the San Leandro Main Library from 6:30-9:30 pm on Tuesday evenings from September 16th through October 21st.** You do need to sign up, and the sooner the better, so that Marla can be sure the class minimum enrollment will be met.

For further information, e-mail Marla at [marla.blagg@acgov.org](mailto:marla.blagg@acgov.org) or phone her at (510) 618-3490.

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