



NEWSLETTER

<http://www.estudilloestates.org>

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

President's Message

by *Johanne M. Dictor, EHOA President*

I want to wish all of you a very a happy holiday season. As we end this year, it is a time to reflect on some of the many issues and accomplishments we have addressed this year here in San Leandro. We have had some challenging times, but let us not forget about some of the good things that we have been able to do through our organization.

We spoke up about the increase in crime and Connie Stephens was instrumental in forming a group called Citizens for a Safer San Leandro (www.safersanleandro.org). This group has managed to get the attention of the City and the Police Department about the crime issues that are confronting our City. We now have better access to this information through a new Web site (www.slpdinfo.org). The group has also implemented a program for motion-activated sensors for our homes which, along with other improvements, will lead to less crime in San Leandro. Her organization has also worked to encourage the formation of neighborhood watch groups in our area and throughout the city. (See page 4 for an article by Connie on the group's recent activity.)

We also have had some very lively meetings with a lot of input from members of the EHOA and other homeowners' associations regarding the

vision for our downtown and the Transit-Oriented Development (TOD) strategy. This type of energy from our organization and others has been beneficial, as it has allowed us to let the City know that we do care about future plans for our community. Our opinions matter, and we want our voices to be heard by City staff and our elected officials.

I also invite you to visit www.downtownsanleandro.com this month to fill out a survey about the businesses you would like to see downtown. Our next EHOA meeting will focus on the types of businesses we would like to see in our downtown and perhaps a letter-writing campaign to prospective businesses. We also want to explore some creative ideas for ways that we can improve the downtown.

Frank Lynn has been appointed as the Secretary of the EHOA board. I am excited to work with Frank. He has endless energy and is so very passionate about our community. Frank was the moderator for our recent TOD-related meeting with Mayor Santos and Councilmen Michael Gregory and Bill Stephens (see Frank's article on page 4). I think everyone found this meeting to be informative; however, there are still many issues we need answered before the TOD project should move forward.

New Dates for EHOA Meetings

MARK YOUR CALENDARS

Monthly EHOA meetings will now be held on the third Wednesday of every month, rather than the third Tuesday. This was changed in order to avoid a conflict with school board meetings. Time and location remain the same.

Please join us at the next meeting to get to know your neighbors and get involved in the community!

**Next Meeting: Wednesday,
January 14, 2009**

General Meeting - 7:00 pm
Main Library
Room C

Topic: Letter-writing campaign to attract new businesses to downtown

We welcome Frank to the board and look forward to having him as a board member.

We still have vacancies on the board for vice president, advertising, membership and beautification chair positions. If you are interested, please let me know. I can be reached at 510-635-3035. We encourage new ideas and member volunteers.

Best wishes for a peaceful and wonderful holiday!

NEIGHBORHOOD REAL ESTATE UPDATE

**By Michelle Miller, Broker Associate, Pacific Union
Estudillo Estates Resident Since 1989
510-701-3442 | mmiller@pacunion.com**

In spite of the dire predictions for our economy, buyers are jumping back into the market. Buyers with secure jobs and a down payment recognize the opportunities that abound in today's marketplace. People tell me they are tired of putting their lives on hold and are ready to find a home. Last week generated wonderful news for interest rates. The government is doing everything they can to stimulate the flow of mortgage money. First-time homebuyer tax credits and the reduction in jumbo loan limits at the end of this year are also motivating buyers.

It's an excellent time to purchase an investment property. Also, I am happy to provide market data if you are considering a property tax valuation appeal. Feel free to call or e-mail me with any questions you might have.

Status	Address	BR/BA	Sq. Ft.	Original \$	Current \$	Sold \$
Active	891 Arbor Dr.	2/1	1319	\$449,000	\$435,000	
Active	955 Arbor Dr.	3/1+	2991	\$699,000	\$699,000	
Active	960 Arbor Dr.	5/3++	3344	\$1,195,000	\$1,195,000	
Active	875 Begier Ave.	3/1	1594	\$618,750	\$519,900	
Active	725 Bridge Rd.	3/2	2303	\$729,000	\$659,000	
Active	814 Bridge Rd.	3/2	1900	\$729,000	\$675,500	
Active	879 Collier Ave.	3/2+	1924	\$650,000	\$650,000	
Active	809 Dutton Ave.	3/1	1320	\$524,000	\$524,000	
Active	670 Estudillo Ave.	2/1	1080	\$315,000	\$315,000	
Pending	857 Estudillo Ave.	4/2	2400	\$759,000	\$759,000	
Active	860 Joaquin Ave.	2/1+	1436	\$479,000	\$439,000	
Active	895 Joaquin Ave.	3/2	2268	\$679,000	\$599,000	
Active	474 Juana Ave.	2/2	1323	\$334,950	\$334,950	
Active	845 Juana Ave.	3/2	2094	\$499,900	\$499,900	
Pending	891 Juana Ave.	2/1	1259	\$339,950	\$339,950	
Pending	945 Juana Ave.	3/1	1312	\$575,695	\$380,000	
Active	981 Lee Ave.	2/2+	1810	\$494,950	\$494,950	
Pending	611 Oakes Blvd.	3/1+	1913	\$579,000	\$470,000	
Pending	721 Oakes Blvd.	3/1+	1702	\$474,900	\$474,900	

Welcome to the Neighborhood!

**by Matt Jones,
EHOA Welcoming Chair**

We welcome our new neighbors just in time for the holidays!

We would like to welcome the following people to our neighborhood:

- Cynthia Rubaloff on Collier
- Chun Lam Chui on Saint Mary's
- Maria Lettelier on San Jose

Happy holidays to everyone and the best for the New Year!

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Update on San Leandro Crossings Meeting

by **Frank Lynn, EHOA Secretary**

On November 18, the EHOA hosted an informal forum with Mayor Tony Santos, District 1 representative Michael Gregory and District 5 representative Bill Stephens to discuss the proposed San Leandro Crossings project. About 35 people attended. Unlike the meetings hosted by developers, this two-hour meeting was entirely a question-and-answer session, and testimonials for and against the Crossings were strongly discouraged. However, a few proponents of the project stated that they were for it.

When asked about the Crossings' impact to already-overcrowded public schools, Mayor Santos and Bill Stephens felt it was negligible, as the developer only projected a total of 80 new kids across the 300 proposed units. Santos argued that this was in line with the natural population growth of the town. Stephens added that developer fees were \$2.97 per square foot (approximately \$900,000 for the entire project), but that "Level 2" funds could be mandated by the city had the school board performed a study – and apparently the school board had been remiss in doing so. Mayor Santos said the city council "had not heard anything from the school board regarding the impact of San Leandro Crossings on schools."

Since the Crossings is part of the city's Transit-Oriented Development (TOD) plan, I asked if the TOD specifically outlined future school sites or mandated how new schools would be built. The answer was no. Mayor Santos stated that future school sites had been proposed in the past, but none had been approved by the school board. Later, Santos admitted that the locations hadn't been approved for good reason: they were either dangerously close to freeways or heavy industry and would be unsafe and or detrimental to the health and well-being of school children. Burrell Field was mentioned as a possible site, but city officials said new buildings on current school sites would be the most likely option.

City officials were asked why so much of the affordable-housing component was "front-loaded" at the beginning of the project, as 33% of the proposed units are slated to be affordable housing managed by the nonprofit BRIDGE. We were told that this was the only pragmatic thing to do in light of the burst "housing bubble," and that this project would allow the city of San Leandro to use \$24.7 million in Proposition 1C monies for infrastructure improvements. Councilmember Stephens admitted he had thought that the rental units being proposed for this

project were going to be for-sale units. Many audience members agreed. Also, a few audience members worried that San Leandro's entire TOD depended on subsidized projects rather than private sector investment, and the city council didn't seem to disagree with this. One audience member asked why San Leandro didn't try to encourage office-park investment around transit, and was not given a direct response.

At the end of the evening, audience members asked about the preservation of open space, to which city officials made a vague reference to "community gardens" – a new open space project off Hays Street. Audience members also asked about public safety in light of reduced policing budgets, and were not given a direct answer.

At the end of the meeting, members of "Save San Leandro!" presented city officials with a petition against the Crossings that contained about 350 signatures. The meeting was a good forum for discussing issues on everyone's mind, but councilmembers avoided directly answering tough questions and didn't make a convincing argument that the San Leandro Crossings project would be beneficial to the town. Visit www.sanleandrocrossings.com for more.

Latest Activity: Citizens for a Safer San Leandro (CSSL)

by **Connie Stephens, Chair, Citizens for a Safer San Leandro**

Citizens for a Safer San Leandro (CSSL) is joining with the Broadmoor Neighborhood Association and realtor Carol Kennedy to get the Recycling Center at the Bancroft Safeway moved out of our residential neighborhood. Lt. Christopher Tankson of the San Leandro Police Department spoke to our group on October 16 about the police efforts to crack down on scavenging from our recycling cans, which is against the law. Scavenging also brings strangers into our neighborhoods, who can bring problems with crime as well, as Lt. Tankson pointed out. Please go to www.safersanleandro.org to view a video of Lt. Tankson's remarks. Scavenging has a direct relation to the Recycling Center's location in the neighborhood.

The LAMP [Lights Activated by Motion Project] rolled out its first pilot on a sunny Saturday in November with thirteen homes participating. A team of volunteers did the installation of motion-activated lighting on front, side and back porches. The motion kit also has

a transceiver that can turn on lights inside the home. Councilmember Michael Gregory selected the target neighborhood and donated the funds. For residents with limited income, subsidies were available. CSSL is able to obtain the "best price" through a bulk purchase agreement with X10. CSSL hopes to offer the same motion-activated light kit to individual homeowners. The kits do not require an electrician to install, as the sensor is battery-operated. The LAMP goal was to find a solution that was cost-effective, dependable, and easy to deploy without touching wiring. Police Chief Dale Attarian told us, "Motion detection lighting is a very cost-effective deterrent that helps to harden the target and deter criminal activity to your property."

The next CSSL meeting is Thursday, December 18 at 7:00 pm in the Trustee's Room of the San Leandro Main Library. The public is welcome.

New Project!

by *Estudillo Estates resident*
Deborah Cox

The EHOA is starting a new beautification project for our great neighborhood. We hope to contribute new and seasonal plants on a regular basis for the large planters that line MacArthur and at the corner of Dutton and Bancroft. There are 23 planters all together, and most of them appear at first inspection to be in a semi-maintained state.

I spoke with Kathy Ornelas of the City and was told that those planters are placed in front of businesses who have agreed to handle their maintenance and upkeep. They have, in fact, moved a few over time when they have become neglected in one spot and another business has inquired about obtaining them.

The process will begin with contacting each of the businesses and asking if they would like our help. Once we have determined how many planters we will be working with, the process of selecting and obtaining plants will begin.

At this initial stage, and as the seasons change and we update the plants, we will be looking for those with green thumbs (and not so green, like mine) who would like to help. If you are interested please feel free to contact me at cox857@com-cast.net or 510-895-8481.

COMMUNITY CALENDAR

Saturday, December 13

Breakfast with Santa

9:00 am - 11:00 am

Monarch Bay Golf Club

Join Santa and his elves at the Monarch Bay Golf Course for a hot pancake breakfast, fun holiday crafts, special entertainment. Be sure to bring your camera so you can have your picture taken with Santa Claus. \$18/person.

Thursday, December 18

Citizens for a Safer San Leandro

7:00 pm

Main Library, Trustee's Room

Friday, December 19

Senior Holiday Dance & Luncheon

12:00 pm - 3:00 pm

Marina Community Center

Come and celebrate the holiday season with great food and live music. \$15/person

Wednesday, January 14

EHOA Monthly Meeting

7:00 pm

Main Library, Room C

EHOA Board

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