



NEWSLETTER

<http://www.estudilloestates.org>

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

Preparing Makes Sense

from the Alameda County Fire Department



Next EHOA Meeting

Tuesday, June 17, 2008
General Meeting - 7 p.m.
 Main Library, Conference Room C

The likelihood that you and your family will survive a house fire depends as much on you having a working smoke detector and exit strategy, as on a well-trained fire department. The same is true for surviving an earthquake or other emergency. We must have the tools and plans in place to make it on our own, at least for a period of time, no matter where we are when disaster strikes. Just like having a working smoke detector, preparing for the unexpected makes sense. Get ready now.

Get a Kit of Emergency Supplies

Be prepared to improvise and use what you have on hand to make it on your own for at least three days, maybe longer. While there are many things that might make you more comfortable, think first about fresh water, food and clean air.

Consider two kits. In one, put everything you will need to stay where you are and make it on your own. The other should be a lightweight, smaller version you can take with you if you have to get

away. (See below for list of suggested emergency supplies.)

Make a Plan for What You Will Do

Plan in advance what you will do in an emergency. Be prepared to assess the situation. Use common sense and whatever you have on hand to take care of yourself and your loved ones.

Develop a family communications plan.

Consider a plan where each family member calls, or e-mails, the same friend or relative in the event of an emergency. An out-of-town contact may be in a better position to communicate among separated family members. Watch television or listen to the radio for official instructions as they become available.

Create a plan to shelter-in-place. There are circumstances when staying put and in your home may be best. If you see large amounts of smoke or debris in the air, you may want to shelter-in-place and seal your home or a room.

Create a plan to get away. Plan in advance how you will assemble your family and anticipate where you will go. Choose several destinations in different directions so you have options in an emergency. Remember to take your kit.

Know emergency plans at school and work. Talk to your children's schools and your employer about emergency plans. Talk to your neighbors about how you can work together.

Be Informed About What Might Happen

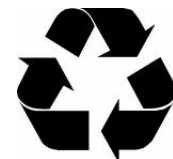
By beginning a process of learning, you are preparing yourself to react in an emergency. Go to www.ready.gov to learn more, or attend a Personal Emergency Preparedness class or Community Emergency Response Team (CERT) course offered by the Alameda County Fire Department.

Get Involved in Preparing

For information on upcoming classes go to www.acgov.org/fire or call (510) 618-3490.

Emergency Supplies You'll Need:

- * Water for drinking and sanitation
- * Non-perishable foods
- * Battery-powered radio
- * Clothes and sleeping bags
- * Medications
- * Particulate mask
- * Important documents



**RECYCLE OR PASS ME
TO A NEIGHBOR!**

NEIGHBORHOOD REAL ESTATE UPDATE

By Michelle Miller, Broker Associate, Pacific Union
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There have been so many changes in the real estate industry over the last year, it's enough to make your head spin.

Real estate is cyclical and this market adjustment will also come to an end. I believe we will be weathering the fallout of previous lending and borrowing practices for years to come.

The ever-tightening guidelines and continued house cleaning on the lending side of our industry, will hopefully prevent a similar crisis from occurring in the future. In the meantime, we need to figure out a way to achieve our goals.

Houses are unlike other investments in that there tends to be significant emotion tied to the decision. It's not like choosing which stocks to buy or sell, it's where you live!

Although it can be a very challenging market for sellers, if that same seller is trading up to another house, it can be a terrific time to be a buyer.

Generally speaking, if you receive less for your house, in this market, you will probably pay less for your trade up house.

Your sales price, loan amount, closing costs and property taxes will be lower. It's very unusual to "win" on both sides of a real estate transaction. Although it sounds like the wrong thing to do, "Sell Low, Buy Low" has an attractive side to it.

It just depends upon your equity position and the market in your trade up area. Another reason to stay in the neighborhood!

If you currently own a home and have been considering a move, the first step is to realistically evaluate your financial situation. In addition to tax and legal advice, it's helpful to include an experienced Realtor to help you with that assessment.

If you need to sell before you buy, your agent should provide actual market data to help you determine how realistic your goals are. Once you have determined possible list and sales prices, have your agent prepare a net sheet, in writing, that lists all of the costs

associated with a purchase or sale. This will help you determine your equity position in your home.

In this market, it is important to be mentally flexible regarding the value of your property. Value has become a moving target. You might not have to sell how ever, your value is currently being impacted by short sale and foreclosure prices.

I'd be happy to discuss any real estate topic or answer any questions you might have about this crazy market!

Status	Address	BR/BA	Sq. Ft.	List Price	Sold Price
Active	856 Arbor Dr.	3/2	1727	\$599,900	
Active	960 Arbor Dr.	5/3	3344	\$1,195,000	
Sold	695 Begier Ave.	3/2	1585	\$590,000	\$608,500
Active	875 Begier Ave.	3/1	1594	\$604,900	
Sold	1105 Begier Ave.	3/1	1995	\$685,000	\$645,000
Active	725 Bridge Rd.	3/2	2303	\$729,500	
Active	750 Bridge Rd.	5/2	2700	\$799,000	
Active	814 Bridge Rd.	3/2	1900	\$729,000	
Active	964 Bridge Rd.	3/2	2411	\$679,950	
Active	691 Chetland Rd.	3/2	2254	\$798,000	
Pending	539 Dutton Ave.	2/1	1678	\$390,000	
Active	628 Dutton Ave.	2/1	841	\$338,123	
Active	809 Dutton Ave.	3/1	1320	\$549,000	
Active	855 Dutton Ave.	3/1	1249	\$479,000	
Active	955 Dutton Ave.	2/1	1610	\$385,000	
Active	732 Estudillo Ave.	4/2	2450	\$729,000	
Active	857 Estudillo Ave.	4/2	2400	\$759,000	
Sold	725 Joaquin Ave.	2/2	1366	\$565,000	\$541,500
Sold	877 Joaquin Ave.	2/1	1238	\$449,000	\$467,000
Active	895 Joaquin Ave.	3/2	2268	\$649,000	
Sold	935 Joaquin Ave.	3/2	1990	\$599,000	\$585,000
Active	970 Joaquin Ave.	2/2	1083	\$299,000	
Pending	891 Juana Ave. E.	2/1	1259	\$400,000	
Pending	945 Juana Ave.	3/1	1312	\$375,000	
Active	611 Oakes Blvd.	3/1	1913	\$579,000	
Sold	719 Oakes Blvd.	4/2	2506	\$639,000	\$605,000
Sold	1280 Oakes Blvd.	3/2	2065	\$619,000	\$610,000
Active	750 Rodney Dr.	2/1		\$549,500	
Active	877 Rodney Dr.	4/1	2034	\$619,000	
Active	733 St. Mary's Ave.	2/1	949	\$399,000	
Active	820 St. Mary's Ave.	2/2	1435	\$487,500	
Active	1143 San Jose Ave.	3/1+	1799	\$485,000	

WINNING EHOA SCHOLARSHIP ESSAY

The topic of this year's essay was "What are the top issues facing the youth of San Leandro and how should these issues be addressed?"

EFFECTING THE YOUTH

by **Julian Lessin**

Growing up as a youth in San Leandro, I was provided with a wonderful place to develop into a young adult. First living in the Broadmoor neighborhood for six years, then moving to the tranquil Estudillo Estates for the remaining eleven years, I was able to play with all of the neighborhood children who would become my best friends. Although my situation in San Leandro was and is one of pleasant and adventure filled years, other youths do not have those same opportunities as I was fortunate to have because of the safety and child friendliness variations.

Safety is the largest issue facing youths in San Leandro. Despite our excellent law enforcement, city streets continue to be not only places of busy traffic and fast drivers, but of violence as well. It is important to regulate speeds and traffic flow at places recognized as having a high concentration of youths such as parks, schools, and shopping centers. Violence presents another opposing factor to safety of youth in the city. It is not uncommon to hear that one of my friends has been beaten for his money or just for the "fun" of it by complete strangers. These types of occurrences not only bring unnecessary and damaging violence to the neighborhoods of San Leandro, but also can instill fear resulting in youths becoming part of the "wrong crowd" as a way of providing for what they believe is their protection. The groups of people often get mixed up with drug trafficking, which markets its product upon other youths causing a vicious cycle to occur.

To solve the violence, we must ensure that the city curfews are made very clear and enforced consistently. Now this is not to say that policy should go around specifically telling youths to go home, but rather to make sure that in especially hazardous areas the young people are protected. Another means of reducing gang affiliation and drug issues is by creating more accessible places such as the boys and girls club in San Leandro, or after school programs at the schools. These are places where the youth can go to be in a safe location where they are free to play sports, do school work, or just goof around. A sort of "night club" would be an excellent attraction for youths of the later years to find safe and exciting fun as well as meet new people of their own age. With the increase in traffic directive and the options made available for youth to spend their time in a safe setting, the problems facing the youth in the city can begin to be diminished.

Among all things, the issues which face the youth in San Leandro are the same issues faced among youth all around the world. While safety provides obstacles, there are ways in which we can combat the effects of danger and violence. Regulation of traffic in highly concentrated areas and providing areas of safe surrounding are amidst the solutions to the problems currently being faced by the youth. It is important to be provided with a safe environment which will promote growth and provide for a fun and flourishing up-bringing.

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Check out the new Farmer's Market!

by *Deborah Cox, EHOA President*

If you haven't yet been to the new Wednesday night San Leandro Farmer's Market then you are definitely missing out on a wonderful community experience. Located between East 14th Street and Washington Avenue on Parrott Street, you will find a myriad of booths. Along with the typical farmer's market items, you will also have the chance to listen to some great music and entertainment while indulging in barbecue and other offerings in the Englander parking lot. Your children won't be disappointed, as they have been offering everything from balloon sculpture to caricature drawings. The folks who manage the market are responding to the community's input, and each week there are new and different booths and entertainment.

Just to pique your interest, you should know that you have a choice of some great specialty items like hummus, fresh pastas and olives, fabulous bread and bakery products, fresh-cut flowers and orchids, fresh fish, lovely jewelry and specialty soaps and scrubs. You will also find all the fresh, in-season fruits and vegetables that you could desire.

This is truly a great addition to our city. I look forward to seeing you on Wednesday nights!

Neighborhood Watch Groups Forming

by *JoAnn Ach, Block Captain,
Chetland Road &
CFSSL Neighborhood Watch
sub-committee*

As many of you may be aware, Citizens For A Safer San Leandro (CFSSL) is a community-based group that evolved out of concern for citizen safety after alarm over incidents of crime in San Leandro. Over the past few months, CFSSL has been working with the San Leandro Police Department to encourage formation of new Neighborhood Watch groups, support existing Neighborhood Watches and Block Captains, and establish an efficient network of communication between these groups and the San Leandro Police Department.

On Tuesday, July 8 at 7:00 pm in the main San Leandro Library, there will be a Neighborhood Watch Kickoff meeting. We are inviting Homeowners Association / Neighborhood Association presidents, current Neighborhood Watch Block Captains, and all neighbors who are interested in starting a watch group. If you are interested in starting a Neighborhood Watch group, please talk to your HOA/NA president about attending this important meeting.

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