



NEWSLETTER

<http://www.estudilloestates.org>

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

About Town

By Johanne Dictor, EHOA Welcoming Chair

This month I am going to write about a restaurant, an interesting family, live theater groups, and just fun things to do and see in San Leandro. First off, I was remiss in my previous articles as I failed to mention a very fine restaurant that our family has enjoyed over the years. The restaurant is Sonoma's on MacArthur.

Sonoma's Restaurant

Sonoma's has been updated and has a very pleasant dining room. Sonoma's is open for lunch and dinner. The lunch menu is comprised of various wraps and salads. The dinner menu ranges from lamb to chicken to a wonderful baked Sicilian pasta (which my husband just loves). The wine selection is quite adequate and reasonably priced and above all the dining room is quiet and the server (usually the owner) is very pleasant. We should not overlook Sonoma's as it is a real find in our neighborhood with wonderful food and ambiance. Give it a try!

Sonoma's Restaurant
1097 MacArthur Blvd.
San Leandro, CA. 94577
Phone Number 510-636-1143

Stars on Arbor

Just a bit of a tidbit about an interesting family that lives on Arbor. We have a talented family who lives in our neighborhood who have appeared in various live theater groups throughout the Bay Area. The family I am talking about is the Beales, who live on Arbor; Matt (the father), Judy (his wife), and Jennifer (their daughter).

Jennifer actually performed in her first play when she was seven years old, which was "The Emperor's New Clothes" with Kids Take the Stage through the San Leandro Recreation department. Jennifer has continued with this organization and has performed in such shows as Annie, Snow White, Wizard of Oz and as Charlie in Charlie and the Chocolate Factory. Most recently Jennifer and her dad were in Wait Until Dark at the Altarena in Alameda. Jennifer is trained in ballet through the Conservatory of Classical ballet with six years of violin. As Jennifer moves into the high school she will study with ACT in San Francisco this summer.

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Next EHOA Meeting

Tuesday, March 18th, 2008

Main Library, Conference Room C

7:00pm

General Meeting!

FRESH NEW WEBSITE

Thanks to the efforts of former board member Anne Pinkowski, our website has a brand new look (and back end) and it looks great! We will soon be expanding the site, adding new content and other features. Go check it out and let us know what you think.

<http://www.estudilloestates.org>

MEMBERSHIP UPDATE

By John Sherwood, EHOA Treasurer

Thank you to everyone who have sent in their dues recently. Latest estimate puts us close to 300 paying members. We're almost at 2007 levels, so please send in your dues if you haven't yet! **This will be the last newsletter mailed to non-2008 paying members.**

WELCOME HOME!

By Johanne Dictor, EHOA Welcoming

We would like to welcome Ricardo and Maria Gutierrez at 812 Woodland Avenue to our neighborhood. We want to wish them the very best in their new home and we hope to see them soon at one of our EHOA meetings.



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

About Town, continued from page 1

The Beales decided it was time for the family to start acting together in musicals. The very first play they performed in as a family was the Music Man through the ACLO (Alameda Civic Light Opera). Actually, that is how I met Matt, he was my partner in the crazy little town of Iowa. The Beales have been in such plays as Sweeney Todd, Fiddler on the Roof, Aida and Cinderella. Judy has been able to dance in many of these productions. The latest play for Matt and Jennifer was Wait Until Dark at the Altarena in Alameda. It is an asset to have such a talented family living in our neighborhood who support the arts. The Beales have served on the board for Kids Take the Stage as well as numerous fund raising efforts for local theater groups. It's not often that you have such a theatrical family in the neighborhood where you live! Check out the Alameda Civic Light Opera or the Altarena for the upcoming performances with the Beales. Let's thank this talented family in San Leandro for their contribution to the arts! (Hopefully, in the near future, we will see the Beales in a production with San Leandro's California Conservatory Theatre).

California Conservatory Theater

Let's not forget that we have two wonderful theater groups in our town. First off, we have the California Conservatory Theater group on East 14th. My husband and I have been avid fans of live theater for years and we have been members of CCT for the last 10 years. I can say without exception that CCT produces some wonderful plays. The actors and actresses are first rate and highly skilled in their acting abilities. We have been so lucky to have seen some performances of actors and actresses who have actually also performed on Broadway in New York. If you enjoy live theater and do not want to trek to the City, then the CCT playhouse is for you. I can assure you will not be disappointed in this theater group. Steel Magnolias just finished its run and their next play is Turn of the Screw, written by Henry James. This will run

from April 3rd through April 27th. You may notice that Dial M for Murder is on the web site, this has now been changed to Turn of the Screw. Check it out for a wonderful night of live entertainment right in your neighborhood.

California Conservatory Theater
999 East 14th Street
San Leandro, CA 94577
(510) 632-8850
<http://www.cct-sl.org>

The San Leandro Players

The next theater group is the San Leandro Players. The San Leandro Players usually preform at the San Leandro Museum/Auditorium at the library. This an Ensemble Theater Group that started in 1999 presenting plays to our community. The San Leandro Players actually have an annual outdoor summer program presenting Shakespearean plays in the garden setting at the Casa Peralta. This season the Players will be presenting Redwood Curtain, April 5 to May 4th, Earth vs. Altair, Queen of Outer Space! July 12th to August 10th, and Arms and the Man, October 18th thru November 16th, 2008.

If you would like further information on the San Leandro Players, please go to their web site at <http://www.sanleandropayers.org/Newsletter.html> or give them a call at 510 895-2573. Who knows? You might want to audition for one of these plays!!

The San Leandro Players
San Leandro Main Library
San Leandro, CA 94577
(510) 895-2573

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PROUD SPONSOR AND MEMBER

W E L T E
CONSTRUCTION

1105 MACARTHUR BLVD
SAN LEANDRO, CA 94577
510.614.0800
www.e-welte.com

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Lake Chabot/Park

Now it is time to relax: Spring is coming upon us and we should take advantage of the wonderful park that we have in our community. Chabot Park is a great place to hike, barbecue, play frisbee on the frisbee course or just hang out. You might want to rent one of those great electric boats and take a lunch and observe the beauty around this wonderful lake. The nice thing about getting to Chabot park is that you can walk or ride your bike or drive from your front door to the park. I have bicycled to Lake Chabot with an all time bike rider, Denice Ballas (she is an EHOA board member). I must say it was hard to keep up with Denice but the beauty of bicycling to Lake Chabot was just breathtaking. It is a nice bike ride with some hills, but if you are not up to biking you can always walk or just take the car to the trail head or drive to Lake Chabot and rent a boat at the marina for a very relaxing day.

Wishing you all the very best for this Spring!! I hope to see you at Chabot Park!! Happy Spring!

Lake Chabot Park
13575 Lake Chabot Road
San Leandro, CA 94577

Just a reminder, don't forget about the YELP site (www.yelp.com) to express your kind words about San Leandro and what our City has to offer our residents and others outside of our community.

EHOA SIGN DESTROYED

By Deborah Cox, EHOA President

Last week, a bus ran into, and destroyed, the new Estudillo Estates sign in the median on MacArthur Blvd. I have obtained a copy of the police report which indicates the driver swerved to avoid a bicyclist, who apparently was crossing the median somehow. We won't ever know what happened as the report states there were no witnesses. Hopefully, however, there will be insurance to cover the damages.

While standing at the median I contacted first; the police department to insure there was a police report, and then I called the city. I spoke with Jacqui Diaz (an EHOA resident, by the way) of the city manager's office, who is currently handling the duties of Kathy Ornelas (the city staff person we worked with on the completion of the sign), she indicated she would begin to work on it. The following day I telephoned her to find out that the city was going to ask their risk manager, our very own EHOA board member Johann Dictor, to handle the project (by the way the city lost some property themselves i.e. a few trees and plants). Johann joined the board after the construction process, but we have every single detail regarding the signage that she will need to get it replaced as it existed.

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REAL ESTATE UPDATE

Michelle Miller, Pacific Union, Broker Associate
Estudillo Estates Resident since 1989

1-510-701-3442

February saw the first signs of buyer movement in months. The beginning of the normal spring market combined with the expected conforming loan limit increases, has coaxed some buyers out in to the market again. At open houses, people tell me they are getting tired of waiting "for the bottom" and if the right house at the right price (very subjective) comes along, they will buy. We have several "pending" listings in the neighborhood to support this theory and the hopes are that we are just getting started on a healthier spring market. "Pending" sales send an encouraging message of buyer confidence. We have not seen the last of foreclosures and short sales but, with realistic pricing and good marketing, we hope to have found a way to generate momentum in a market that stalled months ago.

Active

Address	bd/ba	sq. ft.	list	DOM
856 Arbor Dr.	3/2	1727	\$599,900	319
960 Arbor Dr.	5/3+	3344	\$1,195,000	221
700 Bancroft Ave.	2/1+	1678	\$499,000	34
875 Bancroft Ave.	4/2+	2074	\$639,000	94
695 Begier Ave.	3/2	1585	\$639,000	24
814 Bridge Dr.	3/2	1900	\$729,000	171
964 Bridge Dr.	3/2	2411	\$799,950	197
691 Chetland Rd.	3/2	2254	\$798,000	21
737 Collier Dr.	4/2+	2200	\$550,000	205
628 Dutton Ave.	2/1	841	\$359,000	81
809 Dutton Ave.	3/1	1320	\$549,000	13
855 Dutton Ave.	3/1	1249	\$519,000	124
955 Dutton Ave.	2/1+	1610	\$399,000	80
857 Estudillo Ave.	4/2	2400	\$829,000	35
860 Joaquin Ave.	3/2+	1460	\$699,000	151
895 Joaquin Ave.	3/2	2268	\$649,000	123
945 Juana Ave.	3/1+	1312	\$475,000	300
750 Rodney Dr.	2/1+	n/a	\$599,500	105
877 Rodney Dr.	4/1+	2034	\$619,000	111
1143 San Jose Ave.	3/1+	1799	\$490,500	45
820 St. Mary's Ave.	2/2	1435	\$517,750	10

Pending

Address	bd/ba	sq. ft.	orig. list	price @ pending
539 Dutton Ave.	2/1+	1678	\$649,950	\$465,000
580 Haas Ave.	3/1	1946	\$689,000	\$487,500
891 Juana Ave.	2/1	1259	\$400,000	\$400,000
595 Pala Ave.	3/2	1750	\$799,000	\$439,900
958 San Jose Ave.	3/2	2184	\$665,000	\$665,000

Sold

None

(DOM= Days on the market)

EHOA Sign Destroyed, continued from page 3

For a little background, the EHOA monument has been a project the EHOA worked on for many years (the money had been designated and put aside prior to my tenure on the Board). All of the rest of the area monuments you see throughout the city were totally funded and completed by the City of San Leandro. For whatever reasons, the EHOA did not get a monument during this time. Therefore, as a homeowner's association, we realized if this was going to happen we would have to fund it ourselves. The EHOA board then went to the city to propose this joint project. We negotiated an agreement in which we would completely fund the production and installation of the sign, but once installed, the city would take "ownership" to maintain it. The only way we were able to make this happen was to work with the city and to conform to their criteria for it's design (we did not have carte blanche when selecting the size, shape, color, etc). That is not to say that we did not approve the final design, simply that we did have to work closely with city staff. Not surprisingly, things like this cost money, a lot of money.

The board did not have an unlimited fund for this project, and as you can imagine, these things cost a lot of money. We worked with a reputable, established, well-known signage company to obtain the monument. (EHOA member Shannon Leal who works for Hackley Signs was able to give us a discount, too!) For the record, you would be surprised to learn that the materials used for our sign is what is used on most of the signage you see out in front of big buildings and everywhere else these days. A few people have inquired about upgrading the sign in this process and we welcome you to come to our next meeting to discuss and volunteer to coordinate the efforts (if possible). At this time, the EHOA does not have additional funds to puts towards the sign.

The one thing I have been disappointed about is that I was told the city would make sure to clean up the mess, which as of this writing, it still has not. I'll be calling first thing Monday morning to inquire about that process. I hope this information helps clear up some things, but if you have any additional questions or concerns, please let me know. Unfortunately I don't anticipate this being a quick process, but am hopeful that we will eventually see the EHOA sign once again up on MacArthur.

2008 Estudillo Estates Homeowners' Association Membership Form

Please enclose check payable to EHOA for \$20.

Mail to: EHOA c/o John Sherwood 1064 Glen Drive, San Leandro, CA 94577

Name: _____

Address: _____

Email Address: _____

Phone: _____
