



NEWSLETTER

<http://www.estudilloestates.org>

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

2009 EHOA Budget Planning Underway; Ideas Wanted

by John Sherwood, Estudillo Estates Resident & EHOA Treasurer

We will begin our 2009 budget planning process at the next EHOA meeting on November 18th. We would like to solicit ideas from Estudillo Estates Homeowners Association (EHOA) members on how you would like us to use these funds.

In the past, beyond general operating expenses (newsletters, Web site hosting, etc), we have funded programs such as Toys For Tots, senior Thanksgiving luncheon, scholarships

for graduating seniors, the EHOA monument, donations to local shelters, and neighborhood beautification.

If there are local projects that come to mind that you would like to see the EHOA tackle, please send an email to board@estudilloestates.org, or call Johanne Dictor at 510-635-3035.

Don't forget to send in your 2009 dues (*see page 5 for form*) to help support our neighborhood!

Next EHOA Meeting

Tuesday, November 18, 2008
General Meeting - 7 p.m.
San Leandro Main Library
Karp Room

Guest Speakers: Bill Stephens (District 5) and Mike Gregory (District 1), San Leandro City Council

Topic: Transit-Oriented Development (TOD) Project – San Leandro Crossings

This meeting is very important as this project is close to being approved by the City Council. We urge all EHOA members to attend this meeting. City Council members Bill Stephens and Mike Gregory will be discussing and answering questions regarding the San Leandro Crossings project and the city's TOD strategy.

A Farewell Wish: Participate in Downtown Planning

by Deborah Cox, Estudillo Estates Resident & Outgoing EHOA President

If you didn't attend last month's EHOA meeting, you missed a very positive, realistic and proactive discussion regarding the potential of downtown San Leandro. Cynthia Battenburg of the City brought in a representative from Main Street Property Services, the consultants that the City has contracted with to develop the existing downtown, and together they discussed the process. The bottom line is that it will take time and will begin with "baby steps."

There is a proactive campaign to sell our community to retailers out there, and they are looking for feedback from the community on what kinds of restaurants and stores you would like to see in San Leandro. They have created a Web site, www.downtownsanleandro.com, which includes a survey section (not yet operational as of this writing) where citizens can give them input, so be sure and make your wants known.

The consultant was honest and direct. He did not promise the moon, but is certain of the potential. He indicated that this is harder than developing a block in Alameda (which Main Street did) because the city owned the property. The circumstance here in San Leandro is one where they have to approach and discuss the potential of changes with existing property owners, which will simply take time.

see **FAREWELL**, page 2

Message from the New EHOA President

by Johanne M. Dictor, Estudillo Estates Resident and New EHOA President

I would like to introduce myself to all of you as the new President of the EHOA. Prior to being the President I served on the Board as the Welcoming Chair. The Welcoming Chair position provided me an avenue to welcome new residents to our City. I also became more familiar with the EHOA and the vision it had for the people in our neighborhood in the City of San Leandro and its other residents.

I would like to acknowledge Deborah Cox and Denice Ballas for all of the hard work that they have done over the course of the years. Deborah and Denice have been responsible for many important projects that have improved our neighborhood. The one in particular that comes to my mind is the beautification project on MacArthur Boulevard. Deborah and Denice worked endlessly to get the merchants to paint their buildings and clean up their storefronts. It was a complete success including the beautiful sign that now identifies our neighborhood. There have been other projects as well and it goes without saying that all of us have appreciated the dedication of your public service to our neighborhood.

As the new President, I am looking forward to keeping you informed about the very important issues and events that concern our City. I hope to have meetings that will spark your interest and will encourage you to attend and participate in this very important organization. We hope to bring you speakers that will keep you up to date on what is going on in the San Leandro community.

As many of you know, I am very concerned about the vision that we have for our City. It is my goal that we address the concerns of our community. The EHOA would like to address its members on such topics as: housing issues, crime, renovation of the downtown, schools and the beautification of our neighborhood. So, I invite you to be part of that process and provide our Board with your ideas and feedback, so we can make this an organization that has an impact for the betterment of this community. I also believe that it is important to work with other Homeowners Associations to share ideas and concerns so we have a better understanding of what's happening in our broader community.

As a reminder, we do have two open positions on the EHOA Board. One is for the Welcoming Chair and the other is for the Secretary position. If you are interested in either of these positions, please let me know. I can be reached at cpcintl@sonic.net or by phone at 510-635-3035.

Our meeting in November will be to discuss plans on how we can get the merchants to clean up their stores and a writing campaign to the businesses that we would like to see in our community. I encourage all of you who are interested in the future of our downtown to attend this meeting with your suggestions and ideas.

Please feel free to contact me at anytime with any issues or concerns that you have regarding our City or with regard to our community here in Estudillo Estates. As a group we can make a difference and have a community that will flourish and make us proud to live in San Leandro. I will do my best to address your concerns.

I hope you all had a Happy Halloween and the EHOA wishes all of you a very happy and healthy Thanksgiving.

FAREWELL, from page 1

In addition to the presentation from the City, we also held elections for new officers and I am pleased to announce that Johanne Dictor has assumed the position of President of the EHOA. I have enjoyed the last five years representing this wonderful neighborhood and am proud to say we have accomplished much. The highlights, for me, were the beautification project at Roosevelt Elementary on Dutton, working with the retailers along MacArthur Boulevard to update

their storefronts in conjunction with the redevelopment of the streetscape, the creation of the EHOA website and the Yahoo Groups email system, and especially the completion of the EHOA monument – a project that had been funded for several years prior to my coming onto the Board.

You can all be proud of these accomplishments, along with continued support of scholarships for our graduates and donations to many things, including the annual Thanksgiving luncheon for seniors and Toys for Tots.

I would be terribly remiss if I did not also thank Denice Ballas, who served on the board with me during the past five years in NUMEROUS capacities. Without her, we would not have accomplished the achievements we did. She was always there, always willing to work harder than anyone else and was always positive and supportive. She leaves the board as Secretary but she was instrumental in automating that position, making it much more manageable and informative. If you see Denice, please be sure and say a word of thanks for her years volunteering for the EHOA.

Toward More Dynamic Neighborhood Organizations

by Cary Dictor, Estudillo Estates Resident

A recent spate of crime in our area has led many people to get involved in the community in various ways. I would like to take a few moments to write about how we can create more dynamic neighborhood organizations.

I am captain of a neighborhood watch organization that spans several blocks in the northern area of Estudillo Estates. There are a couple of local neighborhood watch organizations that pre-exist ours, and we overlap with them; many of the members of those organizations are members of our own as well. Further, I have included the captains of the other organizations on our e-mail list, to assure that our information gets out. We try to spread information among the neighbors about issues of safety, security, crime, and neighborhood improvement. There are no dues to be paid, but for those several people in our organization who do not have e-mail addresses, we do monthly hard-copy mailings and we ask that they pay a nominal amount each year to cover postage and paper costs.

Neighborhood watch is a marvelous program with chapters nationwide, dedicated to furthering communication between neighbors in order to promote safer, healthier neighborhoods. Our members are encouraged to report any incidents in the neighborhood so that all of us can be alerted. Once alerted, we can, depending on the situation, take appropriate action to prevent any recurrence of similar incidents. We operate on the premise that the more information we all have about what is happening in our neighborhoods, the better.

Toward this end, I have initiated a few contacts outside the immediate neighborhood in an effort to enhance our ability to stay abreast of current happenings in the neighborhood. First of all, I corresponded and met with San Leandro police chief Dale Attarian, to impress upon him the consensus in our neighborhood that we wanted better and easier access to police information. As I told him, many cities and neighborhoods nationwide now use cell phones, e-mail and Web sites to keep citizens advised of current and recent criminal activities, with significant identifications as to time, location, date, and type of incident.

Chief Attarian indicated that the police department understands and appreciates the desire of the community for better communication, and has very recently rolled out a Web-based system for better communication from the police department (*see page 5 of this issue for more information about this system, including the URL*). By better informing local residents about local crime incidents, the police department can expect to receive more information that may help solve these crimes.

I have also initiated contact with the office of the Alameda County District Attorney. On occasion, we will find out that there has been an arrest made in connection with an incident in our neighborhood but too often, we never again hear about what happened. Many people have the impression that this means nothing happened. Other people are simply frustrated at the lack of information. I have spoken to Chief Attarian and the District Attorney's Office about putting in place a system which will allow citizens to easily access the follow-up information.

For the moment, however, there is not such a system, but there are helpful individuals within the District Attorney's Office who can track cases for us. For example, there was a residential burglary on Oaks Boulevard this year and, fortunately for us, one of our neighborhood watch members noticed suspicious behavior at the house being burglarized. He was perceptive enough to get a license plate number from a car that the suspects used to leave the area. Oakland police later arrested these suspects in connection with an Oakland burglary. The basic report of the San Leandro burglary was available to us from the San Leandro Police Department, and follow-up information was then available to us from management at the Alameda County District Attorney's Office.

As it turned out, three of the four individuals associated with the local burglary were prosecuted by the District Attorney's Office and all three of them, who were juveniles, pled guilty. Once I learned of this from the District Attorney's Office, I shared it with our neighborhood watch organization members. Many of our members, like me, are interested in this kind of follow-up.

In addition, I have been in contact with the local Superior Court as well. My purpose here was two-fold: first, to encourage the court to work with the District Attorney's Office and the local police jurisdictions in the county to develop a means to enable citizens to follow criminal cases on the Web, and second, to be sure that the local judges understand that these crimes affecting our community are very disturbing to all of us and should be carefully dealt with by the courts. For example, recently I wrote to a local judge who was going to be hearing a case involving local commercial burglaries, telling the judge that the string of commercial burglaries that had occurred in our area was of great concern to a large number of us. I am not advocating for unusual punishments for persons convicted of crime, but I am interested in making sure that the District Attorney and the courts understand what a blight these crimes in our neighborhood are.

see **DYNAMIC**, page 5

NEIGHBORHOOD REAL ESTATE UPDATE

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

In the midst of the crazy economic news, we actually have a shortage of larger houses and a backlog of buyers waiting for them to come on the market. We continue to sell a lot of our lower-end homes via short sales and foreclosures. This is city-wide, not just in Estudillo Estates. Sellers losing their homes do not become buyers, they become renters. This form of transfer leaves us without the trade-up buyers that would typically fuel the next level of home sales. Supply and demand is in the favor of sellers coming on the market in our neighborhood right now. There have been several instances of multiple offers. One new listing in the Cherrywood development had 11 offers. Buyer feedback tells me that the properties that are selling are very good deals.

Also, I have been in contact with the head geologist for Northern and Southern California. They informed me that although the newly rezoned flood zone maps are around in a preliminary format, the final maps will not be issued prior to April 2, 2009. They will probably be different from what is available at this time. I will forward the information as it becomes available.

Status	Address	BR/BA	Sq. Ft.	Original Price	Current Price	Sold Price
Active	891 Arbor Dr.	2/1	1319	\$449,000	\$449,000	
Active	960 Arbor Dr.	5/3++	3344	\$1,195,000	\$1,195,000	
Active	875 Begier Ave.	3/1	1594	\$618,750	\$539,900	
Active	725 Bridge Rd.	3/2	2303	\$729,000	\$659,000	
Active	814 Bridge Rd.	3/2	1900	\$729,000	\$675,500	
Sold	893 Collier Ave.	3/1	1385	\$519,900	\$519,900	\$502,000
Pending	857 Estudillo Ave.	4/2	2400	\$829,000	\$759,000	
Active	860 Joaquin Ave.	2/1+	1436	\$479,000	\$479,000	
Active	895 Joaquin Ave.	3/2	2268	\$679,000	\$599,000	
Active	891 Juana Ave.	2/1	1259	\$339,950	\$339,950	
Pending	945 Juana Ave.	3/1	1312	\$575,695	\$380,000	
Pending	611 Oakes Blvd.	3/1+	1913	\$579,000	\$470,000	
New	721 Oakes Blvd.	3/1+	1702	\$474,900		
Pending	733 St. Mary's Ave.	2/1	949	\$399,000	\$399,000	
Sold	1143 San Jose Ave.	3/1+	1799	\$545,000	\$480,000	\$440,000



RECYCLE ME OR PASS ME TO A NEIGHBOR!

Simple Tips to Improve Downtown

By **Connie Stephens, Chair of Citizens for a Safer San Leandro**
info@safersanleandro.org

Here are some simple things you can do to improve your downtown.

If there is a business you would like to see downtown, write to the business. Refer them to the Web site www.downtownsanleandro.com. If there is a business downtown that is unkempt and uninviting, talk to the owner.

Do you want to know about crime in your neighborhood or on your street? Go to the San Leandro Police Department's new Web site: www.slpdinfo.org. Click on Crime Statistics and Crime Reports by neighborhood. At the bottom of the map, you can put your mouse on the blue menu item Legend to get the key to

the symbols on the map. You will get the latest information and can set the parameters for 3, 7, 14 or 30 days. You can also save the Web link in your Favorites so you can check on the latest crimes with just one click.

The City of San Leandro Recycling Program recently developed a cart sticker to place on your recycling carts to discourage theft of recyclables. To view the sticker, go to Citizens for a Safer San Leandro Web site: www.safersanleandro.org. You can obtain the sticker by contacting: the City of San Leandro Recycling Program at (510) 577-6026 or by emailing recycle@ci.san-leandro.ca.us

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Of course, every local organization -- neighborhood watch or otherwise -- can find its own way to enhance life in our community. But the foregoing demonstrates one means by which we can be effective in a small way, and without a great deal of trouble. All of these people, from the local police chief to the presiding judge of the Superior Court of the county, are trying to do their best. They can do even better when they hear from us concerning what we are interested in having them do.

When we get involved, we can all help create more dynamic neighborhood organizations. Often, an organization can accomplish more easily what a single individual would have more difficulty doing. I invite anyone and everyone to step up and do something to improve our community, each in his or her own way, to make San Leandro better each day.

ESTUDILLO ESTATES HOMEOWNERS' ASSOCIATION - 2009 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: _____

PROUD SPONSOR AND MEMBER



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COMMUNITY CALENDAR

Tuesday, November 18

Monthly EHOA Meeting
7:00 pm
San Leandro Main Library, Karp Room

Guest Speakers Bill Stephens (District 5) and Mike Gregory (District 1) of the San Leandro City Council will discuss Transit-Oriented Development (TOD) and the San Leandro Crossings project

Wednesday, November 26

31st Annual Senior Thanksgiving Luncheons
11:00 am - 1:00 pm
Marina Community Center & San Leandro Main Library

Enjoy fabulous food, great entertainment, friendly company and a free raffle featuring items donated by community businesses and individuals. Tickets for this event are \$5.00 each.

Friday, December 5

Tree Lighting Ceremony
5:30 pm
San Leandro Civic Center Plaza

Join the Mayor and City Council for our traditional Tree Lighting ceremony at City Hall. There will be visits with Santa, holiday entertainment, and lots of holiday cheer.

Saturday, December 6

Hawaiian Holiday Celebration
Doors at 6:30 pm, event at 7:30 pm
San Leandro Main Library

The Hawaiian holiday show blends heartwarming stories of aloha, traditional Hawaiian holiday songs, and holiday standards. Food and crafts booths will be available when the doors open at 6:30 pm; show starts at 7:30 pm. For more information, please call 510-577-3971.

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 and a personal visit from Santa Claus.

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OPEN POSITIONS

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Contact Johanne Dictor for more information or to volunteer for one of these positions!