



NEWSLETTER

<http://www.estudilloestates.org>

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

Openings on the Estudillo Estates Homeowners' Association (EHOA) Board of Directors

by **Deborah Cox, Current EHOA Board President**

At the October meeting of the EHOA (see right for date and time), we will be holding our annual "election" for EHOA board members. This year, there are several vacancies. If you are interested in being a part of the board, you should consider becoming active this year. Both the position of President and Secretary will need to be filled in order to keep the EHOA board in existence. Along with these two key positions, the positions of Beautification Chair and Advertising Sales will also be open. The EHOA is a strictly volunteer organization and because we do not require all homeowners to become members, the board does not have any governing capacity over the residents. However, the EHOA has a long history in the City of San Leandro and has been a key partner throughout the years in working to make our town a better community to live in. If you have any questions, please do not hesitate to contact me at deborah@estudilloestates.org

NEW STORE REVIEW:

Little Rascals Consignment

by **Frank Lynn, EHOA Resident**

Estudillo Estates just got a new, locally owned gem of a store with Little Rascals Consignment, located on Bancroft Avenue between the uniform store and Parker House bar. This store carries new baby toys and puzzles, as well as used clothing, including a wide assortment of baby shoes. They have all the baby gear you'll need, including play-yards, bassinets, strollers, swings, high chairs, and baby furniture. All of the merchandise is clean and in good condition. The store is neatly organized and looks more like an upscale baby boutique you'd find in Berkeley or San Francisco than at a consignment store.

Owner Sara is a local San Leandro mom who provides better customer service than you'll get at the big-box baby chains. She takes the time to explain how things work, and how long your child will really use them. So push your stroller right on in and support this business in the heart of our neighborhood.

Little Rascals Consignment

579 Bancroft Ave

(510) 569-1010

Hours: Tues-Fri, 10:00 a.m. - 6:00

p.m., Sat-Sun, 11:00 a.m. - 4:00 p.m.

Next EHOA Meeting

Tuesday, October 21, 2008

General Meeting - 7 p.m.

San Leandro Main Library

Room C

GUEST SPEAKERS: PLANS AND PROGRESS FOR OUR DOWNTOWN

Luke Sims, Community

Development Director, and

Cynthia Battenberg, Business

Development Manager

Please mark your calendar and plan to join your neighbors at the October EHOA meeting as we hear from Sims and Battenberg about -- and provide them with input on -- plans for San Leandro's downtown development.

Coming Soon

NOVEMBER EHOA MEETING

Tuesday, November 18, 2008

General Meeting - 7 p.m.

San Leandro Main Library

Room C

GUEST SPEAKER: STATUS OF THE DROUGHT

A representative from the East Bay Municipal Utility District (EBMUD) will cover water conservation for the home and the business and how to maintain your landscape during a drought.

NEIGHBORHOOD REAL ESTATE UPDATE

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

One interesting aspect of the current real estate market is that every one wants to talk about it. I've noticed a common thread in my conversations lately. People are starting to recognize and consider the potential opportunities of this market. The seemingly disastrous real estate environment is exactly when savvy investors purchase. Some of the most successful people I know purchased income property when interest rates were at 18%. Depending upon your financial situation, this market can either be frightening or an amazing opportunity to invest in your financial portfolio. With the tightening of credit and the difficulty in obtaining loans under anything less than ideal situations, we've gone back to the basics. The desire to diversify where we place our assets has increased the interest level of people who understand that historically, real estate is and always will be an excellent place to put your money.

San Leandro's market snapshot:

- 211 currently "pending" sales
- 199 of them are under \$499,000
- 148 of the "pending" sales are either foreclosure or short sale properties

Please let me know if you have questions or if you need help compiling data to appeal your property tax assessment.

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	
Sold	978 Begier Ave.	2/1+	1721	\$399,000	\$399,000	\$460,000
Active	725 Bridge Rd.	3/2	2303	\$729,000	\$679,000	
Sold	750 Bridge Rd.	5/2+	2700	\$749,500	\$699,000	\$655,000
Active	814 Bridge Rd.	3/2	1900	\$729,000	\$675,500	
Pending / Short Sale	893 Collier Ave.	3/1	1385	\$519,900	\$519,900	
Active	809 Dutton Ave.	3/1	1320	\$549,000	\$524,000	
Pending	855 Dutton Ave.	3/1	1249	\$499,000	\$479,000	
Pending	857 Estudillo Ave.	4/2	2400	\$829,000	\$759,000	
Active	895 Joaquin Ave.	3/2	2268	\$679,000	\$599,000	
Pending	945 Juana Ave.	3/1	1312	\$575,695	\$380,000	
Pending / Short Sale	611 Oakes Blvd.	3/1+	1913	\$579,000	\$470,000	
Pending	946 Rodney Dr.	2/2	1731	\$645,000	\$645,000	\$600,000
Pending / Short Sale	733 St. Mary's Ave.	2/1	949	\$399,000	\$399,000	
Pending	1143 San Jose Ave.	3/1+	1799	\$545,000	\$480,000	



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

AN UPDATE FROM CITIZENS FOR A SAFER SAN LEANDRO

This month, a Crime Prevention meeting is being sponsored by Citizens for a Safer San Leandro, in partnership with the San Leandro Police Department (SLPD). The meeting date is:

Thursday, October 16, 2008
7 p.m.
San Leandro Main Library,
Karp Room

All interested San Leandro residents are invited, as well as Neighborhood Watch Groups, Block Captains and National Night Out participants. The guest speaker will be Officer Kerri Kovach from the Crime Prevention Unit of the SLPD.

At the meeting, you will learn tips for resident and home safety (including holiday safety tips), hear about the SLPD Business Watch program, and also receive an update on progress

toward building a communication system between watch groups and the SLPD. National Night Out photos and stories will be shared as well. Finally, a question-and-answer time will be scheduled to address safety issues and Neighborhood Watch questions.

You can print a meeting flyer at www.safersanleandro.com.

To contact the San Leandro Police Department Crime Prevention Unit, call 577-3252 or 577-3247.

If you have any questions about the meeting, please email info@safersanleandro.org or contact Citizens for a Safer San Leandro Chair Connie Stephens at 638-2207.

ESTUDILLO ESTATES HOMEOWNERS' ASSOCIATION - MEMBERSHIP FORM

Please enclose a check payable to EHOA for \$20 (covers one year of membership).

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

NAME: _____

ADDRESS: _____

EMAIL ADDRESS: _____

PHONE: _____

 PROUD SPONSOR AND MEMBER

W E L T E
CONSTRUCTION

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

COMMUNITY CALENDAR

Saturday, October 11

Watershed Hike
10:00 a.m. – 3:00 p.m.
Skyline Boulevard near Grizzly Peak
To register, email laureyh@fslc.org or
call (510) 577-6069

Monday, October 13

Senior Flu Shot Clinic
Marina Community Center
For more information, call (510) 577-
3462

Tuesday, October 14

Friends of San Leandro Creek meeting
7:00 p.m.
San Leandro Main Library
Call (510) 577.6069 or visit
www.fslc.org for more information.

Thursday, October 16

Crime Prevention Meeting
7:00 p.m.
San Leandro Main Library - Karp Room
For more information, visit
<http://www.safersanleandro.org> or call
(510) 638-2207.

Friday, October 17

Annual Trivia Bee
6:00 p.m.
Marina Community Center
Tickets are \$25 in advance and \$30
at the door (includes dinner). For more
information, call (510) 577-3944.

Tuesday, October 21

EHOA Monthly Meeting
7:00 pm
San Leandro Main Library – Room C
Featuring Guest Speakers From the
City of San Leandro: Plans and Progress
For Our Downtown

Saturday, October 25

Halloween Carnival
4:00 p.m. - 7:00 p.m.
Marina Community Center

Tuesday, November 4 Election Day!

Tuesday, November 18

EHOA Monthly Meeting
7:00 p.m.
San Leandro Main Library - Room C
Featuring EBMUD Representatives on
the State of the Drought

Wednesday, November 26

Annual Senior Thanksgiving Luncheon
11:00 a.m. - 1:00 p.m.
Marina Community Center and
San Leandro Main Library

EHOA Board

board@estudilloestates.org

DEBORAH COX

President

deborah@estudilloestates.org

JOHN SHERWOOD

Treasurer

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DENICE BALLAS

Secretary and Beautification Chair

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Welcome Chair

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