



NEWSLETTER

<http://www.estudilloestates.org>

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

DEDICATED TO THE BETTERMENT OF THE ESTUDILLO ESTATES HOMEOWNERS' AREA, SAN LEANDRO, CALIFORNIA

MESSAGE FROM THE PRESIDENT

By Johanne M. Dictor

Well, summer is almost ending but hopefully we will soon have our hot Indian summer to take advantage of and maybe have a few more wonderful family barbecues before we head into the fall and winter months. It's Back to School time for many among us!

I wanted to give you an update of what the EHOA board and its members have been working on these past few months. The EHOA board has decided that we should further fund our neighborhood schools. The board has agreed to contribute \$500 each to Washington, Roosevelt, and Bancroft Junior High and to contribute an additional money to Washington to replace the kids' slide that was damaged by vandals. We think it is in everyone's best interest that the EHOA take an active part in contributing to the betterment of the schools in our neighborhood.

Membership Drive: Our big membership drive is coming up in October. If you have not signed up for membership with the EHOA or you need to renew your membership, October is the month. Of course, if you would like to renew before October, please feel free to do so. All persons that join or renew their membership between now and December 31, 2009, will be considered active members for 2010.

The board also is proposing new rules for access for the Yahoo! Group, so please let us know if you have any feedback regarding these possible new rules:

- For New Yahoo! Email Group Members: Starting October 1, 2009, all persons who wish to join the Yahoo! EHOA email group must first be current members of the EHOA;
- For Current Yahoo! Email Group Members: As of February 1, 2010, all members of the Yahoo! EHOA email group must be current members of the EHOA.

Membership in the EHOA is set at an annual fee of \$20 per household. We will soon be implementing "Pay Pal" to our web site, however as of this date it has not been fully activated, and therefore we request that you mail your dues to the EHOA to P.O. Box 953, San Leandro, CA 94577. We will post a message on the Yahoo! site soon to let everyone know when Pay Pal is operational on our EHOA web site.

We look forward to your comments regarding the above proposals. If you would like to comment you can do so on the Yahoo! site or contact me directly at Johanne@estudilloestates.org.

EHOA Meetings: The board has decided that our monthly meeting will be for board members only and we will have quarterly meetings for members, with various guest speakers. It was apparent to [cont'd on p. 2]

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[cont'd from p. 1] the board that we did not have enough time to address our agenda action items and it would better serve the membership to have quarterly meetings with guest speakers.

Finally, we did have board members from the Bay-O-Vista Homeowners' Association attend our last meeting and it is clear that Bay-O-Vista would like to coordinate with our group to have regularly scheduled joint HOA meetings regarding subject matters having to do with crime, development, and other community-based issues affecting our areas. We will look forward to joining forces with Bay-O-Vista and having a stronger voice in our community. We hope to recruit the Broadmoor Homeowner's Association to join with us from time to time as well.

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Community Contributors

Brian Murrell - Web Maintenance
brian@estudilloestates.org

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We encourage everyone to join the EHOA Yahoo! site. This is the best way to stay in touch with your neighbors. You can post messages regarding needing a specialist for your house repairs or remodeling, lost and found pets, recent crime activity and limitless other items. Here is what you do: If you already have a Yahoo account, go to <http://groups.yahoo.com/group/estudillohomes/> and click "Join This Group!". If you do not have a Yahoo account, just send an email to: estudillohomes-subscribe@yahoogroups.com with the word "Subscribe" in the subject. You will then receive an e-mail confirming that you have been approved to be on the Yahoo! Site. Wishing you all of the best!

CUT ALONG DOTTED LINE

ESTUDILLO ESTATES HOMEOWNERS' ASSOCIATION 2009 MEMBERSHIP FORM

Please send check payable to EHOA for \$20. Mail to: EHOA, P. O. Box 953, San Leandro, CA 94577

Name: _____

Address: _____

Email Address: _____

/ Check here for volunteer information

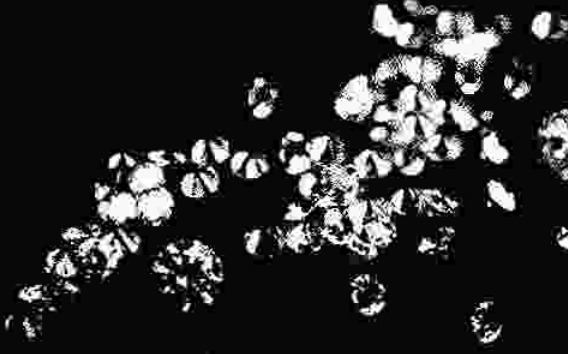
This Newsletter is published monthly by the Estudillo Estates Homeowners' Association, at San Leandro, CA. Submitted articles must be deemed appropriate and are subject to editing. You may contact the EHOA at P O Box 953, San Leandro, CA 94577. EHOA is a non-profit organization. Copyright 2009, all rights reserved.

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2009 NEIGHBORHOOD NIGHT OUT A SUCCESS

Once again, residents of Estudillo Estates together with members of other neighborhoods in San Leandro and communities around the country, celebrated National Night out at the beginning of August. The San Leandro Police Department, fire department and city officials all made appearances at the local parties and were widely appreciated throughout the city. These gatherings [see picture below] are increasingly popular each year, as this happy crowd on Bridge Road attests.



Bridge Road NIGHT OUT group with SLPD



Last of the Downtown Lucky Store

CITY CLEARS OLD LUCKY'S STORE LOT DOWNTOWN

It seemed like it would never happen but now it has. The city finally demolished the old Lucky Store on East 14th, once the pride and joy of that area, but lately a derelict and hulking relic. The city will be putting up a temporary parking lot to accommodate the reconstruction of the Wells Fargo lot, after which there are plans for new buildings on the lot – and we hope to see as well a fine new downtown plaza area like the one almost finished on Joaquin.

TURMOIL, UNCERTAINTY OVER SAN LEANDRO HOSPITAL CONTINUE

By Cary Dictor

Heart attack victims who make it to the hospital in time to receive emergency medical attention are four to five times more likely to survive compared with those who don't make it to a hospital promptly, according to a 2003 Cornell University study. The study highlights the angst behind the local drama involving our nearest hospital. The future of 122-bed San Leandro Hospital remains presently undetermined as the county, the Eden Township Healthcare District, local doctors, nurses, state lawmakers and San Leandro residents continue to tussle over the legalities and practicalities of the operation of that hospital.

The technicalities of the background to the dispute remain murky despite many local news stories about it. The health care district owns San Leandro Hospital, and has leased it to Sutter since 2004. Apparently, in 2007 an agreement was made between the healthcare District and Sutter Health which provided that the future operation of the hospital would depend upon its operating profits. If the hospital were unprofitable, then Sutter Health was given the right to purchase it, close it and dispose of it as it might wish, with credit for its investment in the hospital. The health care provider alleges that it has invested more than \$30 million into San Leandro Hospital the past five years.

Sutter Health contends that the hospital has been markedly unprofitable, while opponents assert that Sutter Health has intentionally skewed the operations of the hospital and its accounting to enable it to ditch the hospital and ultimately to enhance its local monopoly over health care services. Sutter Health is one of Northern California's largest hospital systems. Its total 2007 profits were \$623 million, and net profit on operations were \$471 million. Operating revenue in 2008 was \$8.3 billion, up from \$7.7 billion in 2007. Further analysis of profitability of the company was not available. However, critics point out that in fiscal year 2007, for example, Sutter Health's CEO compensation was \$2,272,616. Sutter Health contends that its executives' compensation has no relevance to the issues concerning San Leandro Hospital.

Sutter has announced plans to end medical, surgical and emergency room services at San Leandro Hospital this year, because it has said the hospital is a longtime money loser and that most of the ER patients are not critically ill. Both sides agree that if the hospital is closed, or discontinues emergency services, then San

Leandro would send emergency room patients to nearby hospitals such as Eden Medical Center in Castro Valley, Highland Hospital in Oakland or St. Rose Hospital in Hayward. Residents of San Leandro have spoken in repeated public hearings, indicating that they want access to ER services close to home. Vin Sawhney, Eden Township board member, told The Daily Review recently that the hospital's emergency room is needed to service the surrounding communities. In addition to emergency services, San Leandro Hospital has long served as a primary acute care facility.

Dr. Miles Adler, a local internist, has suggested that San Leandro Hospital could generate income from more elective surgeries and increased orthopedic services, biopsies and radiology studies. Other healthcare professionals charge that Sutter Health has directed profitable patient services away from San Leandro Hospital, and decreased its income. The California nurses Association has said that the hospital has been serving 27,000 people a year at its emergency room. The county would like to reestablish the hospital as a physical rehabilitation and "urgent care" facility, and Alameda County's top health care administrator said the greater San Leandro area needs more drop-in urgent-care centers, not surgery beds or emergency facilities. Urgent care is for patients who have injuries or illnesses that require attention but are not serious enough for a visit to an emergency room, officials said. If the hospital is converted from a full-service surgical and emergency care facility, according to the CNA it will serve little more than 50 patients at a time. It is not clear how the county could obtain the necessary money to operate the hospital as a rehabilitation facility. The county would have to remodel the hospital to open rehabilitation and urgent-care centers there. County supervisors have not as yet approved. County operation of San Leandro Hospital would reportedly require a \$3.5 million to \$6 million annual subsidy. However, the city and county each cut millions of dollars from their 2009-10 budgets, and expect to lose millions more next year due to less property and sales tax revenue.

"San Leandro Hospital is (the city's) second largest employer, and its closure would have an effect on patient care and a lack of health care in general," City Councilman Michael Gregory told Eden Township Healthcare District directors recently. Many San Leandrans are also concerned about the availability of emergency services in the event of an earthquake on the Hayward fault, which separates most of San Leandro from the next closest hospital, in Castro Valley.

[cont'd on p.5]

[cont'd from p. 4]

This month the Eden Township Healthcare District board of directors voted 3-1 not to approve the sale of San Leandro Hospital to Sutter Health. It also decided to hire an attorney to explore its options to keep the hospital open. Sutter exercised its option to purchase San Leandro Hospital and notified the district on July 27.

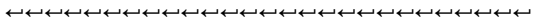
Quote of the Month:

"All gardeners know better than other gardeners."

- Chinese Proverb

RECENT REAL ESTATE ACTIVITY, BY MICHELLE MILLER, PACIFIC UNION [MMILLER@PACUNION.COM]

ADDRESS	STATUS	BR	BA	SQ. FT.	ORIGIN \$	CURRENT \$	SALES \$	DOM
814 BRIDGE RD.	ACTIVE	3	2	1900	\$625,500	\$595,500		210
875 BRIDGE AVE.	A	3	1	1610	\$625,500	\$595,500		111
566 BEGIER AVE.	PSB	3	1+	2003	\$399,000	\$399,000		20
521 BEGIER AVE.	P	3	2	1738	\$529,000	\$490,000		97
921 GLEN DR.	S	3	2	1806	\$669,000		\$645,000	16
1387 GLEN DR.	S	3	2	1674	\$649,900		\$642,500	27
555 JOAQUIN AVE.	A	2	2	1643	\$294,000	\$294,000		18
694 JOAQUIN AVE.	A	3	1+	1567	\$430,000	\$430,000		62
895 JOAQUIN AVE.	S	3	2	2268	\$679,000	\$499,000	\$465,000	589
922 JOAQUIN AVE.	A	2	1+	1454	\$350,000			1
974 JOAQUIN AVE.	A	2	2	1231	\$211,000	\$211,000		41
720 LEE AVE..	PSLA	3	2	2069	\$599,000	\$599,000		83
990 LEE AVE.	S	4	3	2503	\$689,950		\$709,000	16
450 OAKES	P	4	1+	1747	\$525,000	\$525,000		12
611 OAKES BLVD.	PSLA	3	1+	1913	\$375,000	\$375,000		13
948 OAKES BLVD.	A	3	1+	2014	\$649,900	\$649,900		17
833 RODNEY DR.	A	3	1+	2012	\$579,900	\$579,900		81
777 RODNEY DR.	P	3	2	2343	\$585,000	\$585,000		43
1365 SAN JOSE ST.	P	3	1	1238	\$425,000	\$425,000		16
609 WOODLAND AVE.	S	3	2	2200	\$589,500	\$569,500	\$550,000	93
807 WOODLAND AVE.	PSLA	2	1	1089	\$249,000	\$249,000		16
915 WOODLAND AVE.	PSLA	2	1	1027	\$299,000	\$299,000		10



TIDBITS by Johanne Dictor


Word has it that the owner of Paradiso is taking ownership of Sonoma's; hopefully this family-oriented restaurant will be opening sometime in mid- October. The menu will consist of free range chicken, antibiotic free raised Neiman Ranch beef for hamburgers and organic produce. In the meantime, check out Paradiso Restaurant on Bancroft where Mike has added all of these wonderful products to his current menu. We can hardly wait for the new café to open!

Did you know that Vila Cereja is offering a three course Prix Fixe menu from 4:00 to 6:00 pm for \$15.95? Give it a try. Relaxed dining and a great bar, too.

Interested in buying some jewelry, or need something repaired? Try Alphin's Jewelers at 155 Parrot Street. Also, don't forget about our Farmer's Market every Wednesday night from 4:00 to 8:00 pm. It is the very best place to buy fresh veggies and support local farmers. In addition it brings people downtown and makes San Leandro come alive.

Don't forget to relax at the new plaza on Joaquin after you have finished your shopping at the Farmer's market.

Support your local businesses!! Let's give our local economy a boost!



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