



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 DICTOR

I hope everyone had a safe and sane Halloween. It seemed like San Leandro houses were in the spirit of Halloween as there were so many decorations that were so unique. Maybe next year we can have a contest for the best decorated Halloween house in our HOA.

I am very pleased to report the Quik Stop at Dutton & MacArthur has made some great improvements to its store. I had attended a meeting with Keivan Abidi (an EHOA member) and the President and Director of Quik Stop to discuss our concerns about its store. Our approach was to ask them to improve the appearance of the Quik Stop so it would be more inviting to people who like to shop at this location. Well – changes have been made by Quik Stop. You may have noticed the new signage in the parking lot. It no longer states that they are a liquor store open 24 hours. Other improvements include the repaving of the parking lot, painting of the building, rearrangement of liquor products and a redesign inside the store. This Quik Stop now looks more like a friendly little store that we may all want to patronize. We were impressed with the management of Quik Stop and how attentive they were to our suggestions. Please let them

know when you patronize the Quik Stop that you really like the changes they have made. The Quik Stop is now a better neighbor in our wonderful neighborhood!

The EHOA Board has again approved contributing to the 'Toys for Tots' program. Our board member Susan Young will soon be busy buying gifts for this program. We are happy to continue our contribution to this worthwhile and rewarding cause. If you would like to contribute personally go to www.acgov.org/fire/ or call (510) 618-3490 for more information.



HISTORIC ESTUDILLO AVENUE

Have you noticed there is a great restoration going on in our town? It is the Bal Theater, and includes the restoration of the marquee, new paint, replacement of the neon, and the installation of a new reader board and three sets of double-doors. The premier opening for the Bal Theater at the time we went to press for this newsletter was November 14th; we hope it was a great success and that everyone enjoyed the viewing of the documentary that was shown at this wonderful theater. There will be more to come about the Bal Theater in our next newsletter.

Also, we would like to thank SL Police Chief Ian Willis and his staff for devoting their time and providing a very informative meeting for the EHOA and Bay-O-Vista members last month. Wishing you all the very best for this Thanksgiving holiday.

INSIDE THIS ISSUE

MESSAGE FROM THE PRESIDENT	1
COMMENTARY ON TAXES	2
FRED KOREMATSU – A WORTHY NAME FOR THE NEW 9 TH GRADE CAMPUS	3
REAL ESTATE UPDATE	4

~~~~~  
WE ENCOURAGE EVERYONE TO JOIN THE EHOA YAHOO! SITE AT THE ABOVE WEB ADDRESS. THIS IS THE BEST WAY TO STAY IN TOUCH WITH YOUR NEIGHBORS. YOU CAN POST MESSAGES REGARDING NEEDING A SPECIALIST FOR HOUSE REPAIRS OR REMODELING, LOST AND FOUND PETS AND THINGS, COMMUNITY EVENTS, AND ALMOST LIMITLESS OTHER ITEMS. OUR COMMUNITY THRIVES ON BETTER COMMUNICATION: GET IN TOUCH AND STAY IN TOUCH!

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

**COMMENTARY ON TAXES**

By Stephen Cassidy

The mayor and city council are firmly on the path of placing a sales tax hike on the ballot next June. They may even put a second tax measure on the ballot as the proposed sales tax hike will not cover the city's projected annual deficits of \$6 million in the coming years.

I am opposed because the increase will bring the sales tax in San Leandro to 10%. Our city would have the highest sales tax in Northern California. That is not how our city leadership should be distinguishing San Leandro. San Leandrans will start shopping outside our city for major purchases. Less consumers from outside San Leandro will buy cars on auto row and purchases goods and services from other San Leandro businesses. Moreover, the sales tax is a regressive tax. An increase hurts working families and seniors on fixed incomes the hardest.

What's the likelihood a sales tax hike will pass? In 2009 there have been 9 attempts by local governments in California to raise their sales taxes. Seven of the nine measures failed, including 3 of the 5 measures on the ballot yesterday. See [http://ballotpedia.org/wiki/index.php/November\\_3,\\_2009\\_ballot\\_measures\\_in\\_California](http://ballotpedia.org/wiki/index.php/November_3,_2009_ballot_measures_in_California). Why have sales tax measures done so poorly even though many other tax measures have been enacted? One liberal commentator has stated:

"Yesterday's election once again proved that, generally speaking, Californians are quite willing to tax themselves. Not every tax proposal passed, but in an extremely low turnout election (20% in Salinas, for example, a city which saw 80% turnout in November 2008) it's a sign of how open California voters are to taxes that nearly 2/3rd of them are headed for approval. Granted, not every proposal passed. One common

theme in the last election was resistance to using the sales tax as a method of providing for local services. In an election defined by economic populism, voters in Salinas, Ventura, and San Carlos said they did not want a regressive tax to fund key services (though San Mateo and Gustine did pass those taxes). Voters would likely prefer more progressive taxes, those that ask the wealthy to pay their fair share. Unfortunately local governments don't generally have the power to levy those kind of taxes, and owing to Prop 13, have become dependent on the sales tax even against their own better judgement."

Also of note, Newark's utility user tax measure is perhaps passing - barely. The race for Measure L, the city's proposed utility users tax, is so close that Alameda County Registrar of Voters Dave Macdonald has ordered ballots be counted again, this time by hand. See [http://www.acgov.org/rov/current\\_election/summary\\_report.pdf](http://www.acgov.org/rov/current_election/summary_report.pdf). Until all provisional and absentee ballots turned in at poll stations on election day are counted, we won't know if the tax passed. The 8 vote lead (out of 4,128 votes counted so far) does not give one confidence that Alameda County voters are ready to embrace new taxes for local government.

For San Leandro, no Plan B is in the works. The mayor and city council are not actively working to reduce spending. In fact, despite the cuts that have occurred, spending this year exceeds last year. Part of the reason is police officers received 4% pay raises for 2009. The mayor and city council are rolling the dice and placing the fiscal solvency of the city on a successful campaign to increase the sales tax.

□□□□□□

## FRED KOREMATSU: A WORTHY NAME FOR THE NEW 9TH GRADE CAMPUS

By Stephen Cassidy

**F**red Korematsu was arrested in San Leandro, California, in 1942. Korematsu was an American citizen. He was born in Oakland and worked at his parents' flower nursery in San Leandro. He was arrested and ultimately convicted of the crime of being of Japanese ancestry and refusing to report to authorities to be sent to an internment camp for the duration of World War II. Those were his only "crimes."

Sixty-seven years later, the San Leandro School Board is taking nominations for the naming of a new school, the new 9th grade campus at San Leandro High School. Many persons in San Leandro, including myself, believe the school



KOREMATSU RECEIVES THE MEDAL OF FREEDOM

should be named after Korematsu. I have been in communication with his daughter, Karen, and this effort has the support of the Korematsu family.

Korematsu was a true hero of the civil rights movement. He fought his conviction all the way to the U.S. Supreme Court. While Korematsu lost his

case, today we acknowledge the manifest injustice done to him and to our Constitution at the time. The reasoning of the dissenting justices in his case twenty years later became the majority view on the Supreme Court and has been cited in one modern landmark civil rights case after another.

After the war, Korematsu returned to the East Bay, and was active in our community. He served twice as the President of the San Leandro Lions Club and was a volunteer with the Boy Scouts of America, San Francisco Bay Council.

In 1998, President Bill Clinton awarded Korematsu the Presidential Medal of Freedom, the highest civilian honor in the United States, saying, "In the long history of our country's constant search for justice, some names of ordinary citizens stand for millions of souls. Plessy, Brown, Parks ... to that distinguished list, today we add the name of Fred Korematsu."

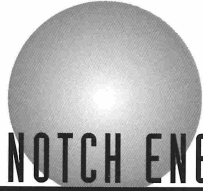
Korematsu often spoke to students about the Japanese-American internment and inspired them to respect and cherish their civil rights. As reported in the May 14, 1994, edition of the San Leandro Times, Korematsu gave a lecture to students at San Leandro High School. He stated that they must be assertive when they feel their constitutional rights have been violated. "Any of you can be interned because of whom you resemble," Korematsu told the students. "Just because you look different doesn't mean you're not American."

Education Professor Jay Greene has commented that, "The names that school boards give to schools both reflect and shape civic values. They reflect values because naming a school after someone or something provides at least an implicit endorsement of the values that the name represents."

Naming the 9th grade campus after Korematsu provides the opportunity to inspire San Leandro students of today and tomorrow to become active participants in our democracy and local community. It will show that we admire the determination of Korematsu in standing up for his civil rights and that of all Americans to not be deprived of their liberty due to their race, ethnicity or national origin.

**JC CONSTRUCTION AND SON INC.**  

 Jim Chamberlin-Owner  
 650-630-4960 Cell phone  
 510-782-6177 Fax Line  
 jameschamberlin@sbcglobal.net  
**Residential Remodeling**  
 1171 GLEN DRIVE  
 SAN LEANDRO, CA  
 jcconstructionandson.com  
 CSL# 796140

Lic.#: 463156  
 Lic.#: B-1, C-53  
 John A. Notch  
 Owner  
 1107 MacArthur Blvd.  
 San Leandro, CA 94577  
  
**TOP NOTCH ENERGY** (510) 483-6600  
 (510) 483-6416 fax  
 E-mail: topnotchenergy@sbcglobal.net  
 Fireplaces & Hot Tubs www.topnotchenergypoolandspas.com

**REAL ESTATE UPDATE**

BY JULIE CUELLAS

Recently our Senators in Congress agreed to extend the federal tax credit of up to \$8,000 to first-time homebuyers and to expand it to include a reduced credit of up to \$6,500 to repeat buyers who have owned their current homes for at least five years. The bill may be voted on as I write this. This would be great news for everyone. There is currently a flurry of activity in the first time buyer price point as wannabe homeowners scramble to buy homes prior to the extinction of the first time home buyer credit. Furthermore, the addition of a credit for move up buyers would spur those thinking about moving up, to put their houses on the market which would help increase inventory in the first time buyer market. This is all good news for the homeowner with a bit of equity in the property. This is also a great time to invest in real estate. Prices are down, interest rates are low and you can actually find a property locally that will "cash flow."

There are also advances being made federally with the Making Home Affordable plan which will make a big difference for people who find themselves underwater on their homes and in distress. There is much pressure for the banks to work things out with a homeowner in distress prior to beginning a foreclosure. There are various plans in place for a homeowner to be able to stay in their home. If one chooses not to keep the home, short sales, the marketing and

ROBERT STORER  
  
**Pellegrini Construction Co.**  
 GENERAL CONTRACTOR  
 2656 NICHOLSON STREET  
 SAN LEANDRO, CA 94577  
 CA Lic. #696857  
 TEL: (510) 614-6200  
 FAX: (510) 614-6203  
 storer@pacbell.net

selling of properties for less than what is owed on them, is getting easier by the day. There are even some banks willing to do pre-approved short sales. I specialize in programs that try and keep homeowners in their homes and short sales. If you know of someone in distress, I would be happy to consult with them privately and at no cost to them.

For more information on any of the available programs or real estate in general visit me at [www.sellmyhousejulie.com](http://www.sellmyhousejulie.com) or call 510-682-5665.

JULIE CUELLAS, RED OAK REALTY  
 ESTUDILLO ESTATES RESIDENT  
 DRE#01252720  
 510-682-5665 cell; 510-280-2166 office

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