



NEWSLETTER

<http://www.estudilloestates.org>

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

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

SAN LEANDRO FIREFIGHTERS HELP MAKE THE HOLIDAYS SPECIAL

Part of the magic of the Holiday Season is the delight and excitement in the eyes of children. However for many San Leandro children the light in their eyes had been dulled by the knowledge that there would be no joy for them; the magic of the Holidays would pass them by.

To help to bring the joy back, the Estudillo Estates Homeowners Association donated over \$350 in toys to the Alameda County Firefighters Holiday Toy Drive on December 7th. This toy drive has been in existence in the San Leandro Community for over 20 years. It was spearheaded by the late Luster Knight. As a San Leandro resident and an original member of the San Leandro Fire Department, Luster was committed to improving the quality of life for all San Leandrans; especially the children during this time of year.

Although Luster passed away in 2008, the Alameda County Firefighters are committed to the Toy Drive. Led by Engineer James Cobb, they collected new, unwrapped toys to distribute to needy families in San Leandro. The need was great. The toys were distributed through various local organizations such as the Davis Street Family Resource Center, Building Futures with Women and Children, Girls Inc. and Hope for the Heart.

In addition to supporting these organizations, there is a personal touch. During the Holiday Season, if firefighters go out on a call (fire or any other type of unexpected emergency) and notice that there are no toys for the children or in the case of a fire all the presents have been destroyed, they use the donated toys to provide some hope, some joy to the affected San Leandro family. For more information or to make a donation now or next year, please call Aisha Knowles at (510) 618-3479 or email aisha.knowles@acgov.org.

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AC FIRE DEPT., ESTUDILLO STATION, WITH EEHOA BOARD MEMBER SUSAN YOUNG, BACK ROW, FROM LEFT TO RIGHT: ENGINEER JAMES COBB, CAPTAIN BILL CHASE, ENGINEER LARRY LYALL AND FIREFIGHTER JAMAL FOUNTAINE; FRONT ROW, FROM LEFT TO RIGHT: CAPTAIN KEN DAVISON AND FIREFIGHTER JASON MATTHEWS

SOME OF THE EHOA DONATED TOYS



EFFECTIVE IMMEDIATELY OUR EHOA YAHOO! SITE AT THE ABOVE WEB ADDRESS IS AVAILABLE FREE WITH YOUR EHOA DUES PAYMENT FOR 2010. 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 2010 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

Special Commentary from SLPD Chief Ian Willis

As the year 2009 comes to a close I want to wish everyone a happy holiday. The Estudillo Home Owners' Association has been very active in our community and the fight against crime. I truly value the relationship our police department has with our community and together, we can make San Leandro

safer. The police department continues to take great pride in being a full service law enforcement agency to those that we serve.

With your help, I am excited to report that we have seen a reduction in crime during 2009. Our crime rate for Part 1 crimes is down 12% from 2008 and we will close the year with the lowest part 1 crime rate since 1980! Our calls for service have reduced by 7% and our arrests are down 10%. Our robbery rate declined by 28% and burglaries are down by 19%. While these

numbers are significant and a big step in the right direction, there still is crime in our city and we must stay vigilant in our efforts to prevent and fight crime. I want to extend a special “thank you” to the Citizens for a Safer San Leandro, for their involvement with our community. Civic groups like these, coupled with the strong relationships that we have with our residents, have directly impacted our continued success as a law enforcement agency.

With the leadership of Officer Tim DeGrano, 13 new Neighborhood Watch groups have formed and have joined our Neighborhood Watch program in 2009, further assisting us in our crime reduction efforts. Officer Kerri Kovach, who serves as our Crime-Free Multi-Housing Program liaison, has been extremely successful in reducing crime in and around our rental housing communities. A new community alerting system called “Code Red” was recently implemented. This allows us to promptly send community and safety alerts to our residents via telephone. If you have not yet done so, please visit the City’s website and register your contact information for the “Code Red” system.

Due to budgetary constraints, it is anticipated that we will be forced to further reduce our staffing during the next year. In an effort to continue to work as a full service police department, we have begun to utilize civilian employees to investigate certain types of crimes. To further assist our community, we hope to begin on-line reporting for certain types of police reports in 2010.

The most important tip of crime prevention information that I can offer is to **call us when you see something suspicious in our city**. Please call 577-2740 for non-emergency issues and 911 in emergency situations. For additional information about our department, please visit our website at <http://www.ci.san-leandro.ca.us/pdhome.html> . If you would like to experience what our officers do every day, I encourage you to participate in our civilian ride along program. If you are interested in a ride along with an officer, please e-mail me at iwillis@ci.san-leandro.ca.us.

I know the economy is tough and we will have our challenges this next year. I look forward to continuing and strengthening the partnerships that we have built with our community. Together we can make San Leandro a safer place to live, work and shop.



EHOA 2010 BOARD

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Johanne Dictor tries out a new burger joint in the ‘hood — read about it soon in Tidbits!

REAL ESTATE UPDATE

Happy Real Estate New Year!

Looking back on the 2009 real estate market in San Leandro, it felt rather slow in our neighborhood, a total of 37 closed sales. However, that was not the case city-wide, where there were 684 closed transactions. Those are the robust statistics of an active marketplace — the downside being that a large majority of those transactions were below \$500,000, and were either short sales or foreclosures.

As the year progressed, competition was fierce among buyers and the best values sold with multiple offers that closed over the asking price. The homebuyer tax credit helped motivate buyers and the extension of the tax credit through April 2010 should continue to fuel the lower end of our marketplace.

We start 2010 with 77 “pending sales” and 104 “active listings” On a positive note, the attainable values brought many first time homebuyers into the marketplace who a few years ago, would never have imagined gaining home ownership in the Bay Area. From a professional point of view, it was extremely satisfying to help those people. They were over the moon excited and reminded me every day why I love this business. For those of us with children who will also buy some day, it provides hope that they will not need to move far away from us in order to buy a home.

If you are planning a move this year, contact a real estate professional now (hopefully me!). The process should be reviewed in advance and the preparations take longer than you think. **Michelle Miller, Associate Broker, Pacific Union International, 510-701-3442.**

MESSAGE FROM THE PRESIDENT

By Johanne M. Dictor

I would like to give an overview of the some of the accomplishments done by EHOA this year:

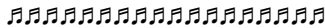
- ❑ Susan Young, our VP of the EHOA presented our fire department with holidays toys for tots;
- ❑ We sponsored a senior luncheon for the San Leandro Community Center.
- ❑ We provided a donation to Washington

Elementary for the slide that was damaged by vandals.

- ❑ Contributions were also made to Bancroft, Roosevelt and to scholarships to high schools students at San Leandro High.
- ❑ Replanted pots along Mac Arthur.
- ❑ Met with QuikStop to clean up their store. This store has now been painted, parking lot repaved and new signage eliminating the 24 hour liquor sign.
- ❑ The EHOA worked closely with the Police Department regarding neighborhood safety issues.
- ❑ Provided political forums to discuss areas of concern for our City.
- ❑ Developing alliances with other Homeowners Associations to have more of a voice in our community.
- ❑ I also have been a contributor to the Community Finance Committee. It has been very interesting for me to serve on this committee during very difficult economic times in our City. Currently, the City is projecting a \$6 million deficit and it will have to be decided if the taxpayers of San Leandro will be in favor of a ¼ percent sales tax increase. Our committee is looking at ways to analyze what services are important to the residents of San Leandro. It is apparent that residents want adequate police and fire protection along with community programs and maintaining major city services. It is a complicated issue to assess with this severe budget crisis, partly because of the State of California taking \$7 million from our budget. It also gives a time to reassess how we plan for budget discrepancies and how do we protect our City from loss of revenue. It is time for all City officials and employees to honestly analyze this issue and come up with a budget that is fair and serves the people of San Leandro. It will be up to the voters to decide in view of the budget crisis if they will support this new tax measure. I encourage all of you to get involved and let your elected officials and

City staff know your position on this very important issue.

In closing, I want to thank you all for your support and being part of our great community. Wishing all the very best for the new year!



TIDBITS

by
Johanne Dictor
and
Connie Stephens

Star Copy is offering copies [B&W] at 4 cents per copy through January. Color copies are 29 cents. This new copying store is located at 126 Joaquin Ave., San Leandro, one block east of East 14th St. Next to Star Copy is the **floral shop** that combined with our floral shop previously on Dutton. They have a furniture catalog and will give you 40% off your selection. You can purchase furniture, accessories, and art through the catalog.

Janet's Dressmaking is next at 114 Joaquin and Janet does repairs very inexpensively. Janet's is open Thurs.-Fri. 9 a.m. to 4 p.m. and Sat. 9 a.m. to 4 p.m.

For truck and auto repairs, please give **James Auto and Truck Service** a try. The owner, Wally Boswell, his son, Wesley, was just featured in the San Leandro Times [December 10 issue] "Mechanic Makes It Around the World." James Auto and Truck Service is located at 2411 Washington Ave., telephone 351-3747.

Don't forget the new **Boulevard Burgers** on MacArthur. It is a great place providing organic meats along with salads, sweet potato and french fries, onion rings with beer and wine served. 1027 Mac Arthur Blvd., 510-632-3100.

Finally, a new yoghurt shop will opening up at our new downtown plaza on Joaquin and **rumor** has it there will be a new a pizza place with an outdoor fire pit there, too.

Smoking Prohibited in All Public Places and Places of Employment in San Leandro, and Within 20' of Any Entrance, Window, Opening, Crack, or Vent into an Enclosed Area in Which Smoking is Prohibited

Effective 2010, smoking will be prohibited in all public places in San Leandro. Public places include, but are not limited to, any place, public or private, open to the general public regardless of any fee or age requirement, including, for example, bars, restaurants, clubs, stores, shopping malls, stadiums, parks, playgrounds, taxis, and buses.

Effective January 2010, smoking will be prohibited in all places of employment in San Leandro. Places of employment include, but are not limited to, areas under the control of an employer, business or nonprofit entity that an employee or the general public may have cause to enter in the normal course of operations, regardless of the hours of operation, including, for example, indoor and outdoor work areas, construction sites, vehicles used in employment or for business purposes, taxis, employee lounges, conference and banquet rooms, bingo and gaming facilities, long-term health facilities, warehouses, enclosed common areas of multi-family housing buildings, and private residences that are used as child care or health care facilities subject to licensing requirements regardless of their hours of operation. Significant tobacco retailers are exempt from this regulation, if at all times minors are prohibited from entering the store.

Effective January 2010, smoking will be prohibited within twenty (20) feet of any entrance, window, opening, crack, or vent into an enclosed area in which smoking is prohibited, except while actively passing on the way to another destination and so long as smoke does not enter any enclosed area in which smoking is prohibited, except that bars are exempt from the outside requirements of this section, provided that the smoke does not enter adjacent areas in which smoking is prohibited by law or by the owner, lessee, or licensee of the adjacent property.

If you have questions regarding these new ordinances, please contact the City of San Leandro Community Relations Representative at 510-577-3358 or kornelas@ci.san-leandro.ca.us.

OUR TREASURY AT WORK FOR YOU

By **LEN REPPOND**
EHOA Treasurer

Estudillo Estates Homeowner's Association is in the midst of its annual membership drive. You can either pay directly to EHOA, P. O. Box 953, San Leandro, CA 94577 or (preferred), go to the website (<http://www.estudilloestates.org>) and click on the PayPal button to take care of your dues. It's instant with a clear record of you paying. To date for this renewal period, roughly 175 members have either renewed or joined for the first time. Our goal is 100% participation, so we still have a ways to go. I thought it might be helpful to let the community know how your membership dues were used last year.

2009 was a banner year for EHOA. Never before has the association been so active in community improvements, increased awareness of issues that affect us all and made community based charitable contributions. The current board is to be commended on its agenda. But please be aware that your input is both welcomed and definitely sought!

Perhaps the most noteworthy step that EHOA took last year was to make the newsletter available to the entire

community whether or not they are paid up members. Currently 1200 newsletters are printed each month and then distributed by the San Leandro Times. The cost of these newsletters is approximately \$600/month. Knowledge is power and the board felt inclusion of the entire community would make for more strength and unity. It also offers our advertisers a larger audience.

Another activity this year was charitable contributions. Roosevelt School was given \$1,000 all total, Washington School was given \$1750 (including a new slide in the playground!), Bancroft Middle School was given \$500. These donations were given to the school's PTA groups who decided how the contributions would be used. Six students of San Leandro High were awarded a total of \$2450. At year end, we also supported our firefighters' Toys for Tots program.

Additionally the board approved money to be used to improve planters on MacArthur Boulevard. Many positive comments were made about their beautification of this business area of our community. Please encourage the merchants to take ownership of these plantings and maintain them. Right now they are looking a little bleak due to the winter months but as the days become longer and warmer, they are slated to be update and planted with new bedding plants.

As you can see, your membership dues at EHOA do not sit idle. They are helping to improve the community, and hopefully are making your experience as a homeowner a more positive one.

If you have any questions about your membership, you may always contact me at treasurer@estudilloestates.org.



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