



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

This year will be very important for our City in so many ways. This is election year for a new Mayor and a new City Council person for District 5. I encourage all of you to study the candidates and make an informed decision about who you will vote for in this election. The EHOA will be having an election forum and we will ask all candidates to appear and participate in a Q& A forum. We will keep you informed when we have the exact dates for our forum.

Farrelly Pool will not be open this summer according to Carolyn Knudston, Director of Recreation and Human Services for our City. This is disappointing and again I encourage all of you to voice your opinion to Carolyn and to councilman Bill Stephens. Carolyn can be reached at 577-3446 and by e-mail at CKnudtson@ci.san-leandro.ca.us. Bill can be reached at 577-3357, bstephens@ci.san-leandro.ca.us What will a summer be without Farrelly Pool?

The City Council finally approved projects for the Measure WW East Bay Park Bond in the amount of 4 Million dollars. The projects will be – Toyon Park to replace play equipment, Marina Park to improve group picnic areas, Par Course improvements, Marina Park irrigation improvements, Marina Dog Park (cheaper option), San Leandro Ball Park locker /restroom refurbishment, Stenzel Park, drainage project, bleachers at the Pacific Sports Complex, resurface Skate Park with concrete and resurface park pathways.

Don't forget you can recycle your alkaline, button and rechargeable batteries marked Pb, Ni-ZN, NI-MH, Ni-Cd and L-ion by dropping them off at Sabino's, San Leandro Main Library, and at Zocalo's. Spring is coming soon and till our next newsletter, we wish you well!

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CUT ALONG DOTTED LINE

ESTUDILLO ESTATES HOMEOWNERS' ASSOCIATION & YAHOO GROUP 2010 MEMBERSHIP FORM

Please use PAYPAL or send check payable to EHOA for \$20 – or donate more! Mail to: EHOA, P. O. Box 953, San Leandro, CA 94577

Name: _____

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/ Check here for volunteer information



EHOA 2010 BOARD

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REAL ESTATE

What an exciting time it is in Real Estate. We've got 3 markets running concurrently. We've got the "retail" market (traditional type of home sales), the pre-foreclosure market (short sales) and the REO market (bank owned). Each type of property demands a unique approach to marketing and a vastly different approach for purchase. Many people think that this is a first time buyer's dream market, but it is often difficult for new buyers to weather the ups and downs of our current market. There is very little inventory so multiple offers are the norm. Many want to cash in on the first time buyer credit but they must be in contract before April 30th 2010. With such little inventory, traditional type home sales get snapped up quickly if they are marketed correctly. If you are thinking about selling this year, you would be well advised to start your prep work now and get your home on the

market sooner rather than later. Proper preparation and marketing will pay off in strides. If you would like a no-obligation consultation, call me. I am always more than happy to discuss your real estate needs.

JULIE CUELLAS--RED OAK REALTY--ESTUDILLO ESTATES RESIDENT - 510-682-5665 -- WWW.SELLMYHOUSEJULIE.COM

20 THINGS YOUR BURGLAR WON'T TELL YOU

Contributed by EHOA neighbor Donna Chamberlin

1. Of course I look familiar. I was here just last week cleaning your carpets, painting your shutters, or delivering your new refrigerator;
2. Hey, thanks for letting me use the bathroom when I was working in your yard last week. While I was in there, I unlatched the back window to make my return a little easier;
3. Love those flowers. That tells me you have taste ... and taste means there are nice things inside. Those yard toys your kids leave out always make me wonder what type of gaming system they have.
4. Yes, I really do look for newspapers piled up all the driveway. And I might leave a pizza flyer in your front door to see how long it takes you to remove it.
5. If decorative glass is part of your front entrance; don't let your alarm company install the control pad where I can see if it's set. That makes it too easy.
6. A good security company alarms the window over the sink and the windows on the second floor, which often access the master bedroom and your jewelry. It's not a bad idea to put motion detectors up there, too;
7. It's raining, you're fumbling with your umbrella, and you forget to lock your door - understandable. But I don't take a day off because of bad weather.

8. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters (Don't take me up on it.)

9. You really think I won't look in your sock drawer? I always check dresser drawers, the bedside table, and the medicine cabinet;

10. Hint: I almost never go into kids' rooms;

11. You're right: I won't have enough time to break into that safe where you keep your valuables. But if it's not bolted down, I'll take it with me;

12. A loud TV or radio can be a better deterrent than the best alarm system. If you're reluctant to leave your TV on while you're out of town, you can buy a \$35 device that works on a timer and simulates the flickering glow of a real television. (Find it at www.faketv.com)

13. Sometimes I carry a clipboard, or dress like a lawn guy and carry a rake. I do my best to never, ever look like a crook.

14. The two things I hate most: loud dogs and nosy neighbors.

15. I'll break a window to get in, even if it makes a little noise. If your neighbor hears one loud sound, he'll stop what he's doing and wait to hear it again. If He doesn't hear it again, he'll just go back to what he was doing. It's human nature.

16. I'm not complaining, but why would you pay all that money for a fancy alarm system and leave your house without setting it?

17. I love looking in your windows. I'm looking for signs that you're home, and for flat screen TVs or gaming systems I'd like. I'll drive or walk through your neighborhood at night, before you close the blinds, just to pick my targets.

18. Avoid announcing your vacation on your Facebook page. It's easier than you think to look up your address.

19. To you, leaving that window open just a crack during the day is a way to let in a little fresh air; for me; it's an invitation.

20. If you don't answer when I knock, I'll try the door – Occasionally, I hit the jackpot and walk right in.

Sources: Convicted burglars in North Carolina, Oregon, California, and Kentucky; security consultant Cbrls McGoey, who runs crimedoctor.com; and Richard T. Wnght, a criminology professor at the University of Missouri-St Louis, who interviewed 105 burglars for his book "Burglars on the Job."

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## NOTES FROM CITY MANAGER STEVE HOLLISTER

I would prefer to be writing a message touting some of our recent success: the Downtown improvements, TOD funding, the relocation and expansion of Energy Recovery Inc. (a green manufacturer) – but instead I must focus on the fiscal crisis facing the City.

The current recession has been devastating to our municipal finances. The General Fund reserves we prudently saved are evaporating – despite significant cuts in expenditures. The primary reason is a drastic reduction in revenues principally from declining sales tax, property tax and Utility User Tax receipts. The City has seen an over \$9 million decline in operating revenues over the past three years. We developed a three year "workout plan" to balance our budget, but the continuing recession and anticipated decline of almost \$5million in revenues in the current FY 09-10, cause the City Council and I to make even greater reductions in services and staff.

So what has the City done to balance its budget?. We have cut 61 positions, which is 12% of the City's workforce. During this fiscal year, non-public safety departments reduced their budgets by 15%, while public safety (Police and Fire) departments reduced

Are employees doing their share? The employee organizations are working with the City to address our budget shortfalls. The San Leandro City Employees Association and the San Leandro Management Organization (representing about 80% of our employees) just approved new contracts which include a second year of no salary raises, a 5% salary reduction via a furlough, greater sharing in medical costs, and a second, lower tier retirement for new

employees. The San Leandro Police Officers Association is in the last year of a four year contract and is in concession discussions with the City. San Leandro employees' commitment to providing quality service with limited resources remains high.

What can Citizens do? We need our residents help in addressing our fiscal crisis and forging a sustainable and balanced community in the future. The City is in the midst of a public information program to inform citizens about our financial situation and solicit their feedback and ideas on service priorities and additional revenues. An informational mailer to 31,000 households was recently sent and included a feedback form. Over 800 were returned from the mailing, with nearly 200 more received from our outreach to HOAs, business, civic and service organizations and clubs. Information and the survey are also available at the City's website – [www.ci.san-leandro.ca.us](http://www.ci.san-leandro.ca.us). Hit the "What City Services Are Important" button. Please take the time to learn about our financial situation and give us your feedback – we value and need it.

These are extremely difficult times. Working together – the City, residents, and businesses – we can get through these financial straits and ensure that we maintain and enhance San Leandro's financial health and quality of life.

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