

General Neighborhood Meeting Recap

Sewer Repair Causes an Uproar, Farrelly Pool to Stay Open This Summer

by Mia Ousley, Editor

March 16 was The Broadmoor Neighborhood Association's bi-annual meeting. Guest speakers for the evening were Mayor Stephen Cassidy, Police Chief Sandra Spagnoli, and Councilmember Pauline Cutter. In addition we heard from Officer Tim Degrano and City Engineer Ken Joseph.

Sewer Lateral Replacement Costs: The hot-button issue of the night was the sewer replacement that will be occurring near the intersection of Breed, Dowling, and Beverly – affectionately dubbed the "Dowling Triangle." Engineer Joseph said the old sewer main was built in 1910 and now, 100 years later, is collapsing. The decision to

re-route the new line through the street instead of through backyards and under homes affects nine properties, with the City requiring them to pay many thousands of dollars for the lateral connections to the new sewer main.

The city did offer residents a low 0.46% interest loan, but the neighbors aren't happy about the overall cost, especially those who just spent many thousands in landscaping the part of their property that will now have to be dug up again.

Councilmember Cutter and Mayor Cassidy promised to examine the sewer lateral issue at the April 4 Council meeting. We urge

anyone who can to attend, support your neighbors, and offer input on how to address this problem on a citywide scale.

From the Mayor: Some good news from the evening was that

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Nearby Easter Egg Hunts

The Broadmoor's own Alexa Fulper will run Oakland's 5th Annual City Wide Egg Hunt at Lake Chabot Golf Course on Saturday, April 23. This event is free and also offers free golf clinics. Onsite registration starts 8:30 a.m. and the event ends at noon.

That same day the Dunsmuir-Hellman Estate will hold its annual Easter Egg Hunt. Expect all sorts of games, activities, and other fun. Tickets are now on sale for \$2 per child aged 2-12 and \$5 per adult. To order tickets, call 925-866-9559 weekdays from 9:00-4:00.

From The BNA President

Melinda Rieboldt

Welcome Spring and Daylight Savings!

I'd like to thank Mayor Stephen Cassidy, Police Chief Sandra Spagnoli, Councilmember Pauline Cutter, and all who attended The Broadmoor Neighborhood Association's general meeting. Questions were answered and other concerns were brought up by many residents. Look for more meetings scheduled surrounding the sewer lateral project.

I'd like to thank all of the outgoing members of The BNA Board of Directors for their support and assistance over the past year. Job well done. Accomplishments include Candidates' Night, Home and Garden Tour, and National Night Out. Let's continue this new year and continue to keep The Broadmoor a charming and sought-after community.

Several board seats still remain

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Upcoming Meetings of The BNA Board

April 12 ■ 7:00 p.m.
May 4 ■ 7:00 p.m.
June 1 ■ 7:00 p.m.
Zocalo Coffeehouse, 645 Bancroft

City Leaders Must Engage with Citizenry

Sewer Laterals, City Manager Search, Audio Streaming of Council Meetings

by Pauline Cutter, District 5 City Councilmember

Like many cities across the county and the state, San Leandro is working to preserve city services while making fiscally prudent decisions that keep the budget stable.

As a Council, we are all committed to working with residents and city staff to shape the new budget and plan beyond the next year for the long term. I look forward to talking with you on your ideas to bridge the long-term budget gap and monitor the budget.

At The BNA general meeting on March 16, the main topic was certainly the sewer main replacement affecting nine properties on Dowling Blvd. and Beverly Ave.

Many homeowners spoke of their disappointment with the process the city used to inform residents of the issue and dismay that the city is asking the homeowners to pay for the costs to connect their portion to the new main line.

While these decisions were made before I was elected, I am committed to achieving a resolution moving forward.

Regardless of the outcome, I believe city leaders must be proactive and engage with citizens before problems arise. This will be an ongoing discussion with the Council, staff, and community, and I will keep The BNA updated regarding any further action.

New City Manager

While the City Council sets the direction and policy for the city, the City Manager is responsible for day-to-day management of city administration and services. Current City Manager Stephen Hollister will be leaving June 30, and the Council has begun the process to select his successor. In February the City Council voted to publicize the opening across the state and to forego a search firm which would have cost the city up to \$25,000.

We want to hear from you on what attributes and qualities our next City Manager should have. I will update you on opportunities to comment publicly on this process but feel free to contact me with your

thoughts.

District 5 Commissioners

One of my first duties has been to nominate city commissioners to represent you on a number of advisory boards. I am proud to announce that I have selected, and the City Council has appointed: Marguerite Mazzitti (Board of Zoning Adjustments) and Jennifer Heystek (Library-Historical). I have also reappointed Tom Fitzsimons (Planning), Sabrina Almazan (Human Services), Peggy Combs (Recreation), and Elinor “Pat” Free (Senior Commission). These positions are very important to the community because they help make decisions and recommendations to the City Council. Please join me in thanking them for their commitment and service.

Hear and Receive City News

Since January, audio from Council meetings have been available on the City’s website in a

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The Dogwalk Chronicles – March 2011

Insights Into The Broadmoor on Any Given Day

by Tracy C. Baker, Member of The BNA

Doggy Tweets of Spring

Tweeting and Twittering on your “T” and other cell phones is all the rage these days, but Buffy taught me a lesson ... Dog’s have been tweeting and twittering each other for millennia, no iPhone needed.

Every tree, hydrant, fence, lamppost, and yellow spot on the lawn contains the latest news. With one sniff these messages are deciphered, processed, and sometimes answered all in the time it takes to type 140 characters or less on one of those tiny phone keyboards.

Dogs also tend to communicate their news to Buffy as we are walking by. I sometimes never even see the dog, but if we walk by, off they go!

“Bark, bark, bark, bark, bark,” one says.

“Yip, yip, yip, yip, yip,” says another.

“Arooooooooooooo,” says a third.

All of them, I am certain, are conveying a message. The question is, what does it all mean? Buffy

reacts differently to each and every one of them.

Sometimes, she will turn her head toward the noise, start short, and stand stiffly. Other times she will whimper and cry a bit. Mostly she just ignores it, plodding along on her walk happily oblivious to the calls of whatever they are saying.

I remember seeing a Far Side comic once. “Professor Ziglitz invents a decoder and will finally know what dogs are saying.” The professor dons the strange device and what does he hear?

“Hey! Hey, hey! Hey, , hey!”

Time to hang up the leash. Anon. See you in the Broadmoor!



NEW IN 2010 – 911 calls from your cell phone forwarded directly to the SLPD, except on the freeway. In that case, exit the freeway first if you can, or else you get routed to the CHP.

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Map Your Neighborhood — A Community

Prepare Yourself and Your Neighbors to Be Self-Sufficient Those First 72 Hours

by Mia Ousley, Editor

The 2011 Tohoku earthquake and tsunami has been a wake-up call for those of us on the Pacific Rim. While on the larger scale we can discuss the future of nuclear power, on the smaller scale we can prepare ourselves and our neighbors.

In a disaster, the first 72 hours are the most critical, but traditional 9-1-1 and First Responders (fire, police, paramedics, utilities) will be overwhelmed and unable to immediately assist individuals, delayed perhaps many days. That is why it is vital for individuals to prepare themselves and their communities; to increase capacity to be self-sufficient for those first 72 hours.

And our local fire department can provide just what we need.

The *Map Your Neighborhood* project teaches the first nine steps to take immediately after a disaster; when it is difficult to think clearly these steps help you quickly and safely do things that really help. The concept is broken into three parts:

(1) Create a listing of who lives on the block and what skills and equipment they can provide in a disaster.

(2) Follow the nine steps – the first 6 simple steps to secure the safety of yourself and your family, then 3 steps to respond as a group in caring for your neighbors.

(3) Finally, create a map of your block showing the locations of each natural gas meter and propane tank and each home that houses someone with a special need.

These actions prevent duplicate efforts and minimize the need for 9-1-1 help.

Map Your Neighborhood is self-administered and integrates with CERT (Community Emergency Response Team) and Neighborhood Watch.

How It Works

The idea is for one person on each block to host a 2-hour event with *everyone* who lives on the block to watch a DVD and fill in a booklet – it's really that simple.

The DVD teaches the information, and everyone receives a booklet that provides all the material necessary to "map" your neighborhood.

The video includes discussion time for everyone to share their skills and resources, determine a neighborhood gathering site, form teams with specific chores, and develop an all-hazards response plan.

Now is the time to learn who can provide First Aid, child or elder care, search and rescue, crisis counseling, plumber/carpenter/electrician skills, fire fighting, amateur radio skills, language skills, or coordinating and organization skills

Additionally, you keep track of all the resources available to the neighborhood: First Aid supplies, tents/spare bedding, chain saws, ladders, crow bars, generators, fire extinguishers, camp stoves, emergency food supplies, NOAA weather radios, walkie-talkies,

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Response Disaster Preparedness Program

After a Disaster When First Responders May Not Be Available

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strong ropes, lighting, etc.

The kit provides guidelines and a grid to sketch the basic layout of the neighborhood, matching it to information on a contact list, and locating each natural gas meter or propane tank. The kit is designed to note any neighbor who has special needs, such as kids who are home alone at specific times of the day, or those who have physical or mental disabilities.

Implementing the Program on Your Block

Become the Facilitator for your block. Simply determine your neighborhood boundaries – about 15-20 homes on a typical block.

This is important because the most effective response occurs within the first hour after a disaster; too large a group becomes unmanageable to respond. (You can help other blocks to organize themselves, too.) Then:

(1) Personally invite neighbors to attend a 2-hour training.

(2) Hold the meeting at a home on the block, not a community building – a full house generates enthusiasm and energy. Pick a house with a big enough video screen, and ask your neighbors to bring chairs, if necessary.

(3) Review the *Map Your Neighborhood* video yourself before the meeting so that you can know what to expect.

(4) Create a Master Neighborhood Map prior to the meeting. Neighbors will use your drawing to make their own. Use the materials provided to draw the map with streets, blocks, house lots, house numbers, and neighbor names.

(5) Have on hand for the meeting pencils and erasers. If you already keep a hardhat, gloves, and shoes under your bed, show them as well, along with your fire extinguisher.

(6) After the meeting, plan for everyone to walk the block together. Seeing the gas meter locations creates a visual that is helpful in a disaster.

How Do I Start???

The *Map Your Neighborhood* kit is available in English, with Spanish, Korean, Russian, and Chinese subtitles. You can come get a pack from:

- Mia Ousley (editor@thebna.org, 635-3029), since I still have 5-6 complete packets; or

- City Hall, 835 E. 14th Street, Room 200; or

- Alameda County Fire Department by calling 618-3490 or emailing Marla.Blagg@acgov.org.

Do It Today!!!

While you're reading this article, "The Big One" could strike, a fire could sweep the neighborhood, EBMUD's reservoir could burst and flood the area, or ... well, I'm sure your mother could think up a whole list of disasters that could befall you.

So don't be like me and wait months to organize your block. Start now. I'm happy to help you organize and give you a pep talk.

Just do it!



Carol J. Kennedy, Realtor

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Using a Tech Savvy Realtor for Selling

Most Buyers Expect to “See” Your Home Before They Actually See It

by Michael Greenslade, Member of The BNA

Are you thinking about selling? We are currently in the day and age where home buyers are walking around with smartphones, e-books, ipods, and ipads.

87% of home buyers will see your house on the internet before stepping foot inside an open house. A great web presence can make it possible for buyers as far away as the East Coast or even overseas to tour your home.

You will want to make sure that your house is well represented on the internet. Make sure you have a link to your home’s website and a virtual tour.

Have all your flyers, postcards and mailers printed with a **QR code**, the fancy new square bar code that can be read by smart phones.

Imagine home buyers parking in front of your “for sale” sign, getting out, and grabbing a flyer. If that flyer has a QR code, they can be viewing your virtual tour with one click.

Homes sales continue to depend on three basic truths: price, loca-



QR Code for The BNA.

tion, and condition. You have the ability to change the dynamics of price and condition; location cannot be altered. A home located facing a park is more desirable and worth more than home located next to an abandoned factory.

Make sure the agency selling your home has addressed all high-tech advantages for your benefit and a quick sale.

Pauline Cutter – City News

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downloadable format – www.sanleandro.org/depts/cityhall/council. Beginning March 21 you are now able to listen to Council meetings via online audio streaming. You will soon see a weblink to each agenda item to the audio portion of that item.

If you want to receive the recreation newsletter, press releases, updates on recycling events, and much more, I encourage you to subscribe to the City’s e-notify service and everything will automatically

be emailed to you. To subscribe, go to www.sanleandro.org/whatsnew/enotify.asp. It takes only 30 seconds to sign up, and you will be well informed on all of the major issues discussed by the City Council.

Senior Community Center

I hope you helped celebrate a new community resource at the grand opening of the new senior center next to San Leandro Hospital on East 14th Street. The

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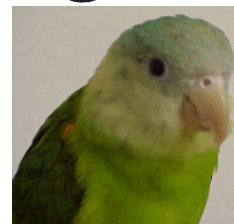
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Recap of The BNA Neighborhood Meeting

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Farrelly Pool will be open this coming summer, due to leftover funds from the angel donor who funded the pool last summer. For those concerned about the recycling center next to Safeway, the City is negotiating to relocate the NexCycle facility to the Food Maxx in Oakland. If you have something to say about a new City Manager, looks like you'll have to email your comments directly to the Council and Mayor – I suggest And there's nothing new on the TOD (transit-oriented development) front, due to lack of funding from the state.

From the SLPD: Who knew? San Leandro has one of the few "full-service" police departments, which means an officer responds to all calls. (Neighbors in Oakland aren't so lucky.) The SLPD Crime Prevention Unit will come to your home and evaluate its safety factors, including crime prevention through environmental design. And the police *love* nosy neighbors, since the one officer on a beat can be called away at any time to assist in other areas of the city.

For you number crunchers,

about 60% of the crime rate is drug related, a 90% recidivism rate is proof the parole system is broken, and crime overall was down 8% last year, though theft and burglary were on the rise (an average of 7 per month occurred in our area). So plug that non-emergency number into your cell phones – 577-2740 – and call in anything that seems suspicious. Anything we think is suspicious, usually is.

From the Councilmember: Restriping of E. 14th Street will begin in April, as a prelude to the Bus

Rapid Transit lane that will disrupt our neighbors north of Dutton.

The BNA Board of Director Elections: Sadly The BNA board lost half of its directors, and no new replacements volunteered. Melinda Rieboldt, Mia Ousley, Patti Martin, and Carol Kennedy remained, but new blood and ideas are needed. I'm sure you're all busier than the bees, but please try to find time to help improve The BNA. Just come to the next board meeting (Tuesday, April 12, 7:00 p.m. at Zocalo) and you'll be heartily welcomed.

Pauline Cutter – Senior Center


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grand opening was held Saturday, April 2, where the public was welcomed to a sneak preview of various services, including free blood pressure checks and bone density screening, Tai Chi Chuan, fall prevention class, Hawaiian dancing, and much more.

After the speeches, the Senior Swingers DJ provided music for dancing in the Main Hall.

Senior programs and services will officially begin at the Senior Community Center Monday, April 4. The facility operating hours will be 8:30 a.m. to 3:00 p.m. The building will be open after operating hours for paid rentals only.


Remember, if you have any questions or want to share your thoughts, I can be reached at 577-3357 or pcutter@sanleandro.org.



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From the President – continued

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open, and we need volunteers. Please consider helping The Broadmoor and join us at the next board meeting.

On a different note, the horrific situation in Japan reminds us all that we are not immune to a natural disaster. Residents must take steps to make their homes safe and be prepared. I encourage you all to participate in the “Map Your Neighborhood” program (see pages 4-5) to prepare your block.

In the meantime, here is an abbreviated check list of other things you can do right now to be safer:

- Check smoke alarm batteries
- Post a list of emergency phone numbers near all telephones.

- Organize and practice a family fire drill.

- Locate your gas, electricity, and water mains and know how to turn them off.

- Create an emergency plan for your household, including pets.

- Train in First Aid, CERT, and Neighborhood Watch.

- Join The BNA Board!

Mark Your Calendars!

APRIL

16 – Earth Day tour of Davis Street Transfer Center

23 – Easter Egg Hunts at Lake Chabot Golf Course and at Dunsmuir-Hellman Estate

30 – San Leandro Creek Watershed Festival, 12-4, Root Park

MAY

15 – Neighborhood Cleanup & Citywide Garage Sale (reg. by May 6)

JUNE 12

– Home & Garden Tour, 12-4, benefit George Mark Children’s House



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