

Washington Home Owners Association

Your Neighborhood Newsletter



Summer 2025 Issue

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EVENTS

Monthly HOA Meetings
3rd Wednesday @ 6:30 PM
Marina Community Center

City Council Meetings
1st & 3rd Mondays @ 7 PM
San Leandro City Hall

Council Member Fred Simon
District 4
Community Chat on the 2nd Saturdays @ 8:30 AM @
Greenhouse next to Great Clips

WHOA CONTACT INFORMATION

WHOA Website: www.whoasl.com
Address: P.O. Box 4234
San Leandro, CA 94579
Telephone: 510-352-2805
Email: contact@whoasl.com

President's Message

Welcome to summer 2025. I hope everyone is having a wonderful summer. Keep your money local by patronizing the small businesses in the Washington Manor and allow them to grow and prosper.

Weeds thrive during the summer months. Here's a reminder to cut your weeds to prevent fire danger. Cleaning up weeds are your responsibility, not only in the front but the side and the rear of your property line. Also, for those that are not aware, the city ordinance makes the sidewalk and street gutter the responsibility of the homeowners. Take pride in your neighborhood and help us keep it looking clean and well-maintained.

The city of San Leandro recently approved a contract for the redesign and implementation of traffic calming and bike lanes on Lewelling Boulevard. This is an important project in the Washington Manor area that should have your input. Please make sure to let your voice be heard on what you want the future of the Lewelling Boulevard to look like. You can do that by attending the monthly WHOA meeting on the third Wednesdays from 6:30pm to 8:30pm at the Marina Community Center.

We are happy that the Washington Manor pool has reopened and families are enjoying it once more. We will have the opportunity to celebrate at the park again this September

6th at the WHOA-hosted Day in the Park. Come enjoy your park and enjoy a wonderful day that will conclude with a movie in the park. Day in the Park has been a tradition in Washington Manor since 1957. Washington Manor Park was acquired by the WHOA and the Washington Manor Community Improvement District for the enjoyment of the Washington Manor residents. Take advantage of it and see the new improvements that have been made to the park

WHOA will be celebrating its 75th anniversary in 2026. We need your help to help us celebrate. We are currently looking for stories and photos that you may have that portray Washington Manor through the years. This would include the different schools we have had, businesses, events, etc. Please contact us at contact@whoasl.com if you have some stories to share or email us copies of your photos. Your stories or photos can also provide us with ideas for replacing the mural on the old Americh building on Farnsworth and Manor. We are also compiling a list of individuals that have been a part of Washington Manor since 1951. If you are one of those individuals, please email us and let us know. We hope to recognize many of you in the coming year.

Thank you for making our community what it is. Remember to join WHOA. We are your advocates for the Manor, help us help you make this a better community to live in.

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MySanLeandro App

Help keep the Manor neighborhood pristine and our property values up. Report any concerns such as abandoned vehicles, trash, overgrown vegetation, potholes, sidewalk damages, graffiti, missing signs, or signal outages. If you are out and about and see these concerns, you can download the MySanLeandro App through the Apple Store or the Google Play Store and complete the form. When reporting a concern, include a picture of the incident and the closest address to the concern. With the app, you will be able to check after your submission for status on your report.



What Can WHOA Do for You?

The Washington Home Owners Association (WHOA) is not your typical homeowners association. We are here to serve as your intermediary between you and the City, County, and other public entities on issues that may impact you. We provide a forum in a non-threatening environment at our monthly meetings for you to air your concerns about your neighbors and community, things

you see or experience in the neighborhood that you would like to have changed or improved, and to learn from public officials and community leaders about issues and changes in the community. Our meetings are held on the third Wednesdays of each month at 6:30 at the Marina Community Center.

Unlike other homeowner associations, annual dues to WHOA is only \$10 per year. Your membership helps WHOA advocate for improvements in the neighborhood and is an investment in the community. **Join today** by using your QR code scanner on the code to the right. You can also mail your membership check to WHOA, P.O. Box 4234, San Leandro, CA 94579.



The Washington Manor Tradition is Back!!!

DAY IN THE PARK



Meet Your
Neighbors

Saturday, September 6, 2025
10:00AM – 5:00PM
Washington Manor Park



Bring your own picnic lunch and
blankets or lawn chairs



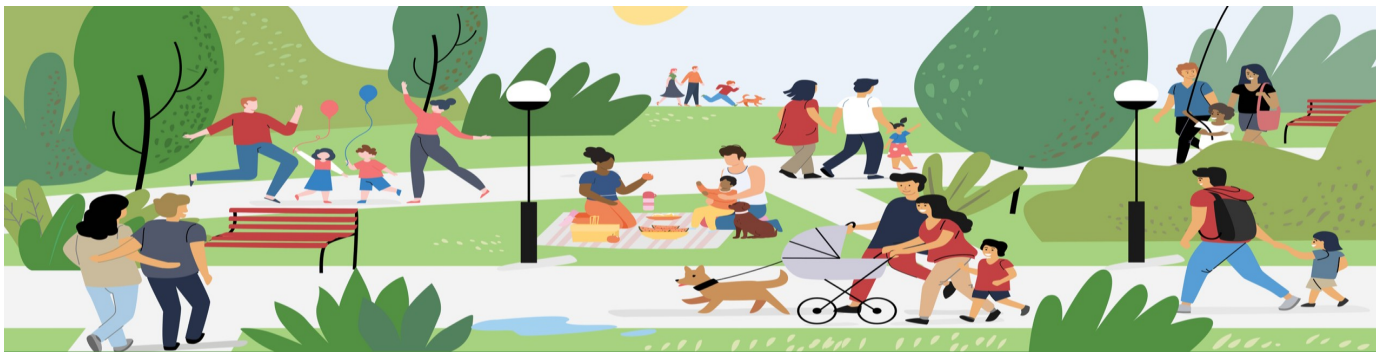
Movie Night @ 8:00PM
Featuring 'Wild Robot'

Free Vendor Activities Throughout
The Park (partial list):

- Family Friendly Games
- WHOA Craft Station
- Storytime for Children – Manor Library
- East West Kung Fu Academy
- Pickle Ball & Basketball Games
- Irish Dance w/Frederick & Fionn Simon
- Nobody's Perfekt Dogs & Cats Rescue
- Oro Loma/Waste Management
- Iron Core Fitness
- Financial Literacy
- Litvinchuk Realty
- DC Dance
- Mike's Feed
- Red Cross
- Boy Scouts
- BMO
- PupTown



Climb Aboard a Fire
Truck 3:30-5PM



PupTown

SPONSORS



LitVinChuk
Realty



Tsuru Sushi

Join us for Day in the Park on September 6, 2025

WHOA's Day in the Park will return on September 6, 2025. An event that began in 1957 with the completion and the dedication celebration of the Washington Manor Park, Day in the Park was an annual event hosted by the WHOA for decades. Over the years, the activities may have changed but the focus has always been on celebrating our vibrant neighborhood and fostering community spirit and pride. This year is no exception. Come enjoy the park, see the improvements made to the San Leandro Aquatics Center, watch free entertainment, participate in some fun games, gather useful information from the community vendors, and make new connections and reconnect with neighbors and friends.

The 2025 Day in the Park is scheduled to start at 10AM with live entertainment all day until 5PM at the Washington Manor Park. You will have an opportunity to meet with many community vendors who will be distributing information and have fun games with prizes. The day

will conclude with the Outdoor Movie Night featuring The Wild Robot starting at 8PM.

The free entertainment includes Tai Chi and Qigong performances, lion and dragon dancing, Kung Fu and other martial arts demonstrations, high energy exercise demonstrations, cultural dances and other musical performances. In addition to the performances, WHOA will organize family friendly games and arts and crafts. The San Leandro Library will have story time for the kids, and many vendors will be available with games, prizes, and useful information.

Bring your blankets and lawn chairs and pack a lunch for your family so you can stay the entire day and enjoy the park and all the festivities.

A big thank you to the San Leandro Optimist Club and Litvinchuk Realty for their generous financial support to make this event possible. Thank you to all the performance and community groups who are partnering with us to make the day special for all.



East West Kung Fu Academy Lion & Dragon Dancers will return for the 2025 DITP



Free Outdoor Movie Night after DITP at 8PM

Patronize Our Day In the Park Supporters and Performers

The WHOA invites you to patronize our Day in the Park supporters, performers and our newsletter advertisers. below These companies help provide WHOA the resources to help advocate for the community, keep our neighbors informed, and provide events that enable you to connect with our neighbors.

Asian American Cultural
Association of San Leandro
510-895-5200

BMO, San Leandro
15075 Farnsworth St., SL
510-357-1710

DC Dance Center
1555 Washington St., SL
510-352-2800

DJ Emet G
510-710-0427
emet1979@yahoo.com

East West KungFu Academy
268 Floresta Blvd., SL
408-507-9901

Iron Core Fitness
14410 Washington Ave., SL
510-560-3689

Kennelly School of Irish
Dance
1446 12th Ave., SF
415-665-0554

Litvinchuk Realty
1191 Manor Blvd., SL
510-351-2200

Manor Grill
526 Manor Blvd., SL
510-567-3684

Manor Library
1241 Manor Blvd., SL
510-577-7971

Nobody's Perfekt Dogs
And Cats Rescue
3810 Castro Valley Blvd, CV
510-940-8616

Oro Loma-Waste Mgmt.
2615 Davis St., SL
510-638-2303

**Pup Town and Bow
Wow Ventures**
14073 Catalina St., SL
510-969-4197

**San Leandro Optimist
Club**
SL Rifle & Pistol Range
3001 Davis St., SL
510-638-9605

Tsuru Sushi
1427 E. 14th St., SL
510-352-3748

PupTown



14073 Catalina St, San
Leandro, CA 94577

510-969-4157

Puptownplayspace@gmail.com

Requirements: Minimum 4 months

All dogs must be spayed or neutered by 8 months.

All dogs must be social with dogs & people.

All dogs must be on current vaccinations:

DHLPP

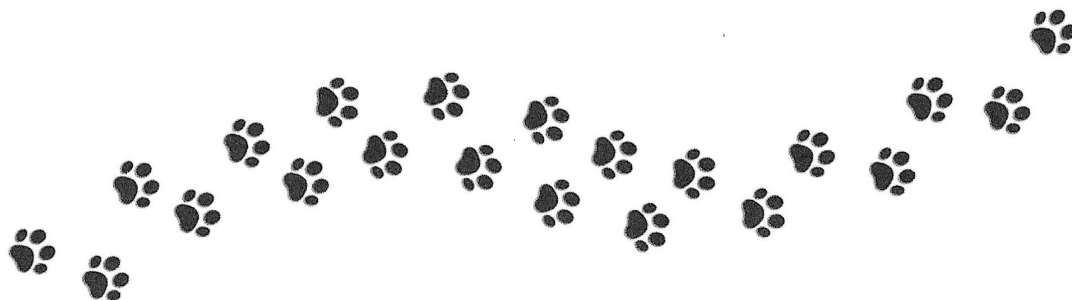
Rabies

Bordetella

Canine Influenza

Flea/Tick Program

**Free evaluation when bringing in
the AD for PupTown.**



With Bow Wow Ventures, your dog will join a trained walker and their pack for 1-hour adventures in the East Bay Regional Parks. We do pick up and drop offs depending on location!

Shasta Marlowe

510-703-8163



Importance of BART to the Region

Robert Raburn, District 4 BART Director and Henry Symons, Principle Government & Community Relations Rep for BART shared how important BART is to the Bay Area economy at our July 16, 2025 meeting. San Leandro has two BART stations, the San Leandro and the Bay Fair stations. Each month, over 148,000 people exit the two stations.

During the past few years, BART has made many enhancements to the system to help improve the riders' experience. New trains with better amenities such as climate control, air quality, and safety features have been added. They doubled their deep cleaning of the trains to ensure riders a cleaner ride. Not only did they expand their evening and weekend service, they also modernized their infrastructure allowing them to run their trains at a closer interval safely. They installed new fair

gates at 39 stations to help deter fare evasion and unwanted riders and will complete installation by the end of the year. New LED lights have been installed at the stations to provide safety. They've doubled their police presence on the trains at the stations by using trained Crisis Intervention Specialists and Ambassadors to augment their police force in dealing with the unhoused population. Crime throughout the BART system is down 23% this year compared to 2024.

BART is committed to making its system affordable to all by providing a 50% discount to students and low income people and 62.5% discounts for seniors and people with disabilities through the use of a Clipper card. They are also piloting a Bay Pass program with employers who offer monthly transit passes as commuter benefits. BART will begin a regional

transfer discount program that could save people up to \$1.250 per year with the Next Generation Clipper.

BART's ridership has slowly increased since the pandemic. However, studies show that while people have returned to riding BART, they are not riding it as often.

Prior to the pandemic, two-thirds of BART's revenue came from fares and parking fees. Since the pandemic, BART has received between \$120M to \$316M emergency federal assistance each year to help keep the system running. By the end of June 2026, the emergency federal funds will no longer be available.

BART has the lowest operating costs per passenger mile among transit agencies. They've had to eliminate a \$35M budget deficit for fiscal year 2026 through

cost savings and other efficiencies. However, with the loss of the emergency federal funds, they will need to do more. Cutting more costs would impact the service levels disproportionately. For instance, BART would have to cut service levels by 40% to only cut operating costs by 12%. This cut in service levels would stifle the Bay Area's economy by decreasing access to employment, commerce and education, exacerbate the congestion and commute time, increase emission, undermine the regional transit network, and, essentially impacting your quality of life.

To help resolve this crisis, BART is supporting Senate Bill 63, a legislation that will authorize a regional transit ballot measure in 2026. If approved, BART will be seeking to place a measure on the ballot for a half to one cent sales tax to support the transportation system in the Bay Area region.

Washington Manor Mural

The Washington Home Owners Association is embarking on a new project in which we, along with cooperation from the City of San Leandro and the Arnerich Family, are looking to change the mural at Manor and Farnsworth to one that depicts the Washington Manor's past and present. We are asking Washington Manor residents for your ideas of images for the mural that will achieve this goal. If you

have any pictures of the Manor from the past, especially those things that are no longer existing like the Manor bowl, Aragon School, Marina High, etc., please share them. Your ideas and comments are welcome and can be shared at either our board meetings on the third Wednesdays of the month at the Marina Community Center at 6:30PM or by emailing us at contact@whoasl.com.

San Leandro Resilience Hub

The City of San Leandro created the Resilience Hub Network to build resilience within the local communities in response to climate crisis, social environment, and residents' need for meaningful connections. From recreation centers to local neighborhoods, resilience hubs are trusted community spaces to connect with others, provide resources and exchange information, and share community care in preparation for disasters, while supporting community programming and permaculture-

inspired climate solutions year-round.

The Resilience Hub Network meets on the fourth Wednesday of the odd months from 4pm – 6pm at Bethel Community Presbyterian Church, located at 14235 Bancroft Ave, San Leandro, CA 94578. Visit our website for information regarding the online/hybrid option. For more information, www.sanleandro.org/resilience, or contact Sustainability Analyst, Kimberly Anderson at kanderson@sanleandro.org.

WHOA thanks Litvinchuk Realty for its generosity and commitment to the Manor by printing and delivering this newsletter to the community.

The WHOA would like to thank the following companies and organizations for their sponsorships:



Litvinchuk Realty

San Leandro Optimist Club

BMO



SPONSORS: CITY OF SAN LEANDRO AND KAISER PERMANENTE

中秋快乐

San Leandro Moon Festival

Saturday, Sept. 27, 2025
10:30am - 12:30pm

FREE ADMISSION
Free cultural entertainment, moon cake samples and vendor displays

San Leandro Main Library
300 Estudillo Ave.
Karp & Estudillo Rooms

Patty Chu's Chinese Folk Dance Troup | US Shaolin Kung Fu | Little Apple Academy

Presented by Asian Community Cultural Association of San Leandro (ACCA) and San Leandro Library
For more information on the festival, please call 510-305-2533 or 415-699-4094.

ACCA is a 501(c)3 non-profit organization. Our EIN # is 26-0542628.
Website: Asiancultural.org






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SUSHI**

**JAPANESE
RESTAURANT**
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WWW.TSURUSUSHI.COM CATERING AVAILABLE

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Mondays through Thursdays only
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Chicken Teriyaki
Tempura & 3-piece California Roll
Miso Soup, Salad & Rice
Only \$15.95 per person with this coupon
Offer good through 10/31/25

Manor Library Programs

Missed our Adult Mandarin Class? Keep an eye out for Chinese as a Second Language conversational group coming soon. No experience necessary, just an interest in Chinese language and culture.

Does your child need a little extra support with their homework? Join us at the Manor Library for our **Homework Center** starting October 7th. We're here every Tuesday and Wednesday from 3:30 to 5:00 pm to assist students in grades 1-5 with their homework needs. Whether it's math, reading, or just getting organized, our friendly staff and volunteers are ready to help. Bring your assignments and questions, and let's make homework a little easier together. Please register for the Homework Center at <http://bit.ly/4IHgr1W> or contact Samira at shabibi@sanleandro.org for more information.

Don't have a printer and need to print? Our friendly staff will help you get your documents printed, up to 20 pages free.

Lego Challenge: Join us on the second Mondays of each month,

MANOR GRILL

**FAMILY
RESTAURANT**

BREAKFAST • LUNCH • DINNER



**526 Manor Boulevard
San Leandro, CA 94579**
P. 510.567.3684 • F. 510.969.7391

Manor Library Programs (Cont'd.)

starting September from 3:30 to 4:30 pm as we encourage kids to use their creativity, design, and engineering skills, and even teamwork, to complete monthly construction challenges to build freely in this fun STEM-based series using LEGO bricks. No registration required. Come join the fun.

COMMUNITY CALENDAR

Day in the Park Manor Park	Sept 6 10:00AM-5:00PM
Outdoor Movie Night The Wild Robot Manor Park	Sept 6 8:00PM
Rides & Readers Car Show San Leandro Main Library	Sept 13 9:00AM-1:00PM
San Leandro Moon Festival San Leandro Main Library	Sept 27 10:30AM-12:30PM
Dawali Celebration San Leandro Manor Library	Oct 11 2PM—3PM
Halloween Family Fun Fest Marina Community Center	Oct 25 2:00PM-4:00PM
It's a Wonderful Night Downtown San Leandro	Dec. 5 4:30PM-9:30PM
WHOA Christmas Potluck Marina Community Center	Dec. 7 5:00PM-8:00PM

Personal Safety Tips

Auto burglaries are crimes of opportunity that can occur all hours, day and night. To minimize the risk of becoming a victim of an auto burglary, the police offers the following tips:

- * Park your vehicle in a secured garage
- * Park in well-lit places
- * Always lock your vehicle
- * Never leave valuables in the vehicle
- * When driving, do not leave your purse, briefcase or other values on the seat; it encourages smash and grab while you're at a stop light
- * Don't leave personal information in the car
- * Utilize anti-theft devices
- * Keep your car tidy
- * When possible, avoid renting-vehicles with an out of state license plate
- * Report suspicious activity

If your **Car Breaks Down**,

- * Open the hood and attach a white cloth where it can be visible
- * Call a toll truck or the police for help
- * If someone should stop to offer assistance, stay in the locked car for your own safety; ask them to call the toll truck or the police if you did not already do so
- * For your own safety, do not

Robberies can happen anywhere to anyone. The police suggest the following tips to avoid being a victim.

- * Walk in well lit, high traffic areas
- * When possible, walk with another person
- * Walk at a confident and steady pace
- * Make eye contact with people when walking, but avoid talking to strangers
- * Walk close to the curb; avoid walking next to doorways, bushes, and alleys where people can hide
- * Always be aware of your surroundings
- * Do not be distracted by electronic devices, such as cell phones and ear buds
- * Be discreet with your personal property, including your purse, jewelry, and other property
- * Don't open your purse or pull out your wallet while walking
- * Remain calm; do not resist

Feel safer while riding **Public Transportation** by following these tips:

- * During the off hours, ride as close to the operator as possible
- * If someone is bothering you or you feel unsafe, change seats

and inform the operator

- * Carry your wallet in your coat pocket or front pocket
- * Keep your belongings in front of you and held close to your body with both hands
- * Beware of pickpockets on crowded buses or trains; check your purse/wallet if someone is jostling, pushing or crowding you

Being Followed?

Safe St recommends the following tips:

- * Have your key in hand as you approach your car
- * Look in your back seat to make sure you have no uninvited guests
- * Lock your car as soon as you get in the car
- * If you suspect someone is following when driving, make three right turns in a row, drive to a well lit place and call the Police
- * If walking, and you suspect someone is following, change directions and yell for help
- * Wearing headphones prevent you from being aware of your surroundings
- * Trust your instincts; if you don't feel safe at a party or a bar, don't worry about being polite, just leave
- * Don't confront a suspect; observe and document from a safe distance

neighborhood, stay away

- * Rehearse what if scenarios so you know what to do

Safety in the Office

The police offers the following safety tips at work:

- * Never leave your purse or wallet in plain view or in common accessible areas
- * Don't leave cash or valuables at the office
- * If you work late, try to find another worker or a security guard to walk out with you
- * Be alert for pick pocketers on crowded elevators
- * In the elevator, use the distress alarm on the control panel if needed
- * Be aware of escape routes for emergencies and post the police and fire department numbers near telephones

Report all incidents and suspicious activities to the police or appropriate authorities. Over half of the crimes committed are not reported because people think the police can't do anything about it. Many criminals develop favorite areas for their crimes, especially areas where they commit crimes and can get away with it. By doing your civic duty to report all the facts of the crimes, the police will assign more patrols in the areas to help prevent future crime. Help keep our community safe by reporting the crimes and suspicions.

Understanding Body Language

Body language refers to the non-verbal signals during communications. In fact, body language, such as facial expressions, eye or body movements, gestures, and posture can account for 80% of all communications. Let's look at some body language cues.

Facial expressions can show happiness, sadness, surprise, confusion, excitement, desire, anger, fear, disgust or contempt.

Direct eye gaze indicates a person is interested in what you are saying and paying attention, but a person breaking eye contact is distracted and is uncomfortable with what you are talking about or trying to conceal their real feelings. However, be aware that in the some Asian cultures, it's considered rude to look someone directly in the eye while conversing.

Fast blinking eyes indicates a person is distressed, uncomfortable with what they are saying, and quite often lying.

Enlarged pupils may indicate someone is interested or even aroused.

Mouth expressions and lips can tell you how someone is feeling. For instance, a person biting his/her lips shows he/she is anxious, stressed, worried and insecure. A pursed or tightened lip shows distaste, disapproval, and distrust. A person covering their mouth might be hiding a smile or a smirk. Slight changes in a person's lips can show whether they are happy (curved upwards) or sad (curved downwards).

Hand gestures are used everyday to communicate, from pointing to an object or direction to signifying the quantity of something. Hand gestures used in one country

may actually have negative connotations in other countries. A closed fist can signify anger or solidarity. Thumbs up or down is used to show approval or disapproval. The okay sign with your index finger and thumb may say all right in this country, but is used to imply you are nothing in Europe and actually vulgar to use in South America. The V sign we used to show victory is actually offensive in the UK and Australia.

Arms and Legs can disclose how a person feels about the conversation. A person with his/her arms crossed shows he/she is defensive, self-protective and closed. Similarly, crossing his/her legs show he/she is uncomfortable and needs privacy. Crossing legs away from a person indicates dislike for that person. Standing with hands on the hips indicates you are ready, in control, and looks aggressive, standing with

your hands behind your back indicates you are bored, anxious, or angry. Rapid tapping of your fingers or pen or fidgeting indicates you are bored, impatient, or frustrated.

Posture can indicate whether you are open and confident or closed and indifferent. A person that is slouched emits a closed posture that indicates hostility, unfriendliness, anxiety, and bored. On the other hand, a person with an upright posture shows they are paying attention, focused, friendly, open and willing.

Appropriate communication distance varies depending on how well you know each other and the purpose.

Intimate:	6"-18"
Personal	1.5' - 4'
Social	4' - 12'
Public	12' - 25'

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PaulLitvinchuk@Gmail.com

DRE# 00574652

If your property is currently listed with a Realtor, please disregard this offer. It is not our intention to solicit the offerings of other Realtors.



1191 Manor Blvd.
San Leandro, CA 94579

Real Estate Services:

- **FREE** Estimates of Value on Any Real Estate
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