

Washington Home Owners Association

Your Neighborhood Newsletter



Fall 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

As the holidays arrive and 2025 comes to an end, the homeowners association will be celebrating with its holiday party. We hope that all our members will join us for the potluck dinner with food in hand and cheer the neighbors coming together. If you are not a member, we invite you to join us for a mere \$10 per family per year. We'll have plenty of activities for your family at the event.

2025 has been an action-packed year with the homeowners association working with our representatives to make Washington Manor a safer and

cleaner neighborhood. As we approach 2026, we need to be vigilant and continue providing cleaner neighborhoods. One especially important project is the new plan for the Lewelling Boulevard bikeway. At our October meeting, the City presented a plan that would convert part of Lewelling Boulevard into a two-lane road to accommodate the bikeway. We raised a lot of concerns that need to be addressed. We want to make sure all of the Manor residents are heard and that the final plan reflects your feelings.

2026 will also be our 75th year

as an association, providing the input needed from our residents to the city and our legislative bodies. Help us celebrate our 75th anniversary by providing us with photos and memorabilia from the 75 years of Washington Manor and the association being in existence. Your old photos will help us to show how the Manor has changed over the 75 years. If any of you have been a resident since 1951, we would like to hear from you and honor you during the 75th anniversary celebration. Please contact us by email and let us know you're out there.

Councilman Simon's Message

Good Day, Manor residents. Thank you for working together to make the Manor a wonderful place for all of us. Feel free to stop by my community chat on the second Saturday of the month at 8:30AM at the Greenhouse Marketplace near Great Clips to share your concerns or ideas. You can also email me at FSimon@sanleandro.org.

Due to the limited space in this newsletter, here is a brief summary on city projects and programs, as well as projects from the Oro Loma Sanitary District. More detailed information may be found on the WHOA website at <https://whoasl.com/newsletter>.

Green House Market Place
Ace Hardware is moving into the former 99 Cents location before the end of the year.

Three businesses will be moving into the old Goodwill building, including a Claw King arcade (using a mechanical claw to grab a stuffed animal), Truewin Restaurant serving Boba and coffee, and Tang Bao Restaurant serving casual Asian food like noodles and steamed buns.

Lewelling Boulevard Bikeway
This project will include complete street improvements on Lewelling Boulevard between Wicks Boulevard and Washington Avenue, including bikeways with physical barriers, new curb ramps, bulb-outs, enhanced crosswalk markings, signage and striping. You can voice your concerns through the Spring of 2027 as the City continues to refine the design.

Community Ring Cameras
The San Leandro Police Department

is distributing free Ring cameras to residents and local businesses to enhance neighborhood security. Cameras help deter criminal activity and support investigations by providing timely and valuable video evidence in the event of crimes. To receive a free camera, apply online at www.sanleandro.org/1500/community-Safety-Program.

Mulford-Marina Branch Library
The Mulford-Marina Branch Library on Aurora and Fairway Drives will be replaced by a larger, state-of-the-art facility. The project, funded by a \$4M grant from the CA State Library and \$800K from the San Leandro Library Foundation, is scheduled for completion in October, 2026.

Oro Loma Sanitary News

**Be on the lookout for the "Love Our Bay" postcard introducing the campaign and survey.

** Oro Loma kicked off its social media efforts on Facebook, Instagram (Cont'd on Page 2)

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, such as the Lewelling Boulevard Bikeway. 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 per family. 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.





Tsuru Sushi Coupon Special

This bento box is available all-day

Mondays through Thursdays only

3 Item Combination Bento Box

Chicken Teriyaki

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Offer good through 1/31/26

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Open 11AM to 9:30PM Monday to Saturday

12 Noon to 9:30 PM Sundays

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(Conti'd from Page 1)

gram and LinkedIn providing tips and education on holiday waste sorting and proper disposal of fat, oil and grease.

**Point of Sale Sewer Lateral will be required at the sale of your house starting in July, 2026, if the test shows that you have a leak in your sewer lateral. This will help reduce the demand on the sewage treatment plant during storms (stop inflow of rain water through broken sewer laterals) and protect the environment (stop outflow of sewage into people's yards year round from broken laterals).

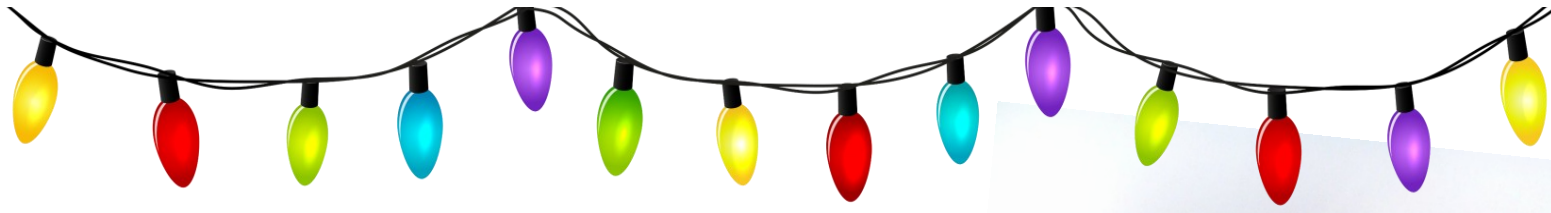
**The Oro Loma Sanitary District uses smart trucks to collect your

garbage and recyclables. Smart trucks use technology that can photograph overfilled garbage containers and contaminated recycle bins that can result in warning letters and fines for multiple offenders. The good news is that there is only a 2-3% contamination rate among residential customers. To obtain more information about the topics listed above, visit <https://oroloma.org>.

*We wish you a
Merry Christmas
and a
Happy New Year*

COMMUNITY CALENDAR

It's a Wonderful Night Downtown San Leandro	Dec. 5 4:30PM-9:30PM
Children's Gift Making Event Manor Library	Dec. 6 2:30PM-3:30PM
WHOA Christmas Potluck Marina Community Center	Dec. 7 5:00PM-8:00PM
WHOA Community Meeting Marina Community Center	Dec. 17 6:30PM-8:30PM
WHOA Community Meeting Marina Community Center	Jan. 21 6:30PM-8:30PM



Washington Manor Holiday Party



Sunday, December 7, 2025
5:00 pm to 8:00 pm

Marina Community Center
15301 Wicks Blvd., San Leandro
Titan Auditorium



**FREE for WHOA
MEMBERS**

and immediate family with
dinner entree

Join WHOA for only \$10 per
family per year by scanning:



FREE FESTIVITIES INCLUDE:



- Potluck Dinner
- Entertainment
- Door Prize Drawing (One Ticket for WHOA Member and One Ticket for each toy for the Toys for Tots Donation)
- Holiday Arts & Crafts
- Visit Santa and Photo Backdrop
- Hot Cocoa, Apple Cider and Coffee Station



Hosted by the Washington Home Owners Association

Sponsors: San Leandro Optimist Club, Bob Glaze, Litvinchuk Realty, Manor Grill,
Tsuru Sushi, West Coast Auto Glass

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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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