



CalaveraHills.info!

Newsletter & Community Support Information

Presented by Sue Landis, RE/MAX By-the-Sea Tel: 760.715.6017



Dear Calavera Hills Friends,

It seems like there's been a lot of things happening in Calavera Hills since my last newsletter. Spring is upon us and Easter has already been and gone!

Real estate sales are steady – the market seems to have stabilized, and while we are seeing a realistic level of price appreciation, the rate of appreciation has slowed compared to this time last year. Also, as we would expect at this time of year, the inventory of homes for sale is starting to increase.

In this newsletter there are updates on:

- The 2nd Annual Calavera Hills Community Garage Sale
- Mira Monte road barrier
- Announcements
- Proposed draining of Lake Calavera to fix inoperable outlet valves
- Possible School Boundary changes affecting Calavera Hills
- Calavera Hills School News, including kindergarten registration information
- Real estate sales

Don't forget to check out the latest community updates on www.calaverahills.info – our community website. Remember if you live in Calavera Hills, you can advertise your business there for free and there's also a place where you can post announcements.

Warm regards,

Sue Landis

P.S. Let me share a recent thank you note I received from an out-of-town Buyer I was working with....
'Thank you for all the time and effort you have put into finding us the perfect house to begin our California life. You have really exceeded our expectations and we have enjoyed our time with you.' Jeff & Barbara Larsen

Remember, when you work with me as your Buyer's Agent it will cost you nothing (the Seller pays for agent commissions in California). I have a lot of valuable information and experience to share that will help you make decisions and avoid the pitfalls in finding the right home or a good investment property. Feel free to give me a call anytime! I also have a free service to assist Buyers search for homes - you can access the San Diego Multiple Listing Service (MLS) using my website www.LandisRealEstate.com. You should check it out today!

The 2nd Annual Calavera Hills Community Garage Sale



We had a fantastic response to this years Community Garage Sale – there were over 60 homes/families participating!

It was a beautiful sunny day and potential buyers started arriving in our community around 6am, circling in their cars waiting for the first garage doors to roll up....

There's always some fun stories to tell.... like the guy who got up at 7am, put all the stuff he wanted to get rid of in his front driveway, put a sign on it that said 'Free', put his garage door down and went and had a leisurely breakfast!

Then there is Chris' story – he was one of the most motivated sellers I met all day! His Mom told him he could get new toys when he sold his old ones.....

When I met Chris half-way through the garage sale, he was excited that sales were going well and he had a trip to 'Toy's R Us' planned for later that afternoon to spend the money he made.

Right: Honda McFadden with son, Chris McFadden



The 'no-pressure' sales approach was encapsulated on Foothill Avenue by Karin, Stan and their daughter Annie. They relaxed in the sun selling everything from the old rabbit hut, to the globe, hockey sticks and an old scuba diving tank.... I guess they also win the prize for variety of items for sale!

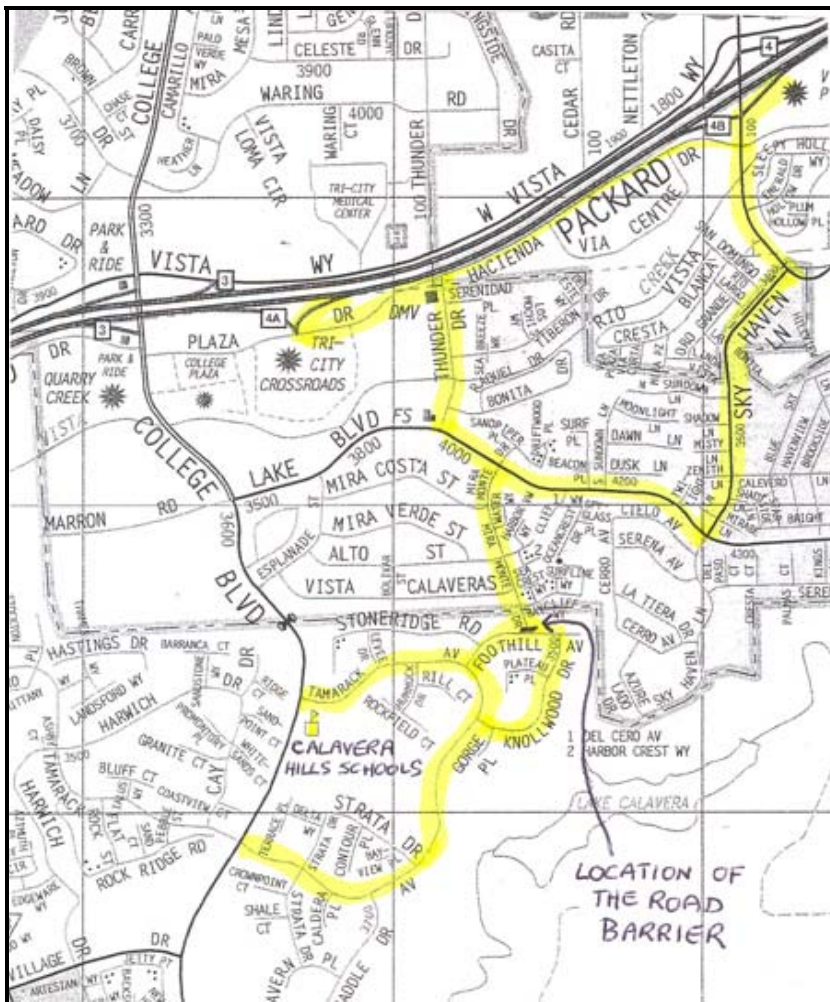
If you missed out on the fun this year, be sure to start now to get ready for the 3rd Annual Garage Sale around the same time next year – it will be held on the first Saturday after Easter each year – so mark your calendars now!!!



Mira Monte Road Barrier – Why it’s so important it remains in place

The Mira Monte / Foothill Ave road barrier is currently blocking access to through-traffic routes from College to Lake Blvd and ultimately several shortcuts to I78 via either Thunder Drive or Sky Haven Lane – to either the Plaza or Emerald entry/exit points. I have highlighted on the map below the likely shortcuts that commuters will take if the barrier is lifted. This has the potential to significantly increase traffic through our residential community and pose a safety issue to children walking to and from school.

Given the increasing numbers of commuters using College Boulevard, the likelihood of commuters shortcutting through Calavera Hills’ residential streets if the barrier is lifted is very high. We all know how traffic can build up on College and Lake Blvd’s during peak hours.....



The latest update is that the traffic department of the City of Carlsbad has commissioned further traffic studies. They were scheduled to have these complete by April, however this has been put back to late May/early June 2005. Once the traffic studies are complete and analyzed by the city Traffic Engineer and staff, a recommendation will be made to the Carlsbad City Council and the traffic study will be released to the public. A public meeting will then be scheduled by the City of Carlsbad allowing people from the community to share their views. We will keep you updated on progress, and as soon as the traffic study is available, we will post it on www.calaverahills.info. In the meantime, I encourage you to write or e-mail our Council Members to share your views on this important issue. Our Council Members are Ann Kulchin, Matt Hall, Noreen Sigafosse and Mark Packard at the City of Carlsbad, 1200 Carlsbad Village Drive, Carlsbad, CA 92008 or email council@ci.carlsbad.ca.us.

Announcements:

Pool and Spa Service and Repair

Rick Bishop of Saddle Drive is offering a special to his Calavera Hills neighbors on pool and spa service. He’s been in the business for over 28 years, with loads of certifications and experience.

See his ad in the Biz Directory on www.calaverahills.info or just give him a call at:

760.434.6614

[Proposed Draining of Lake Calavera to Fix Inoperable Outlet Valves](#)

On June 1, 2005 the City of Carlsbad plans to start its project to drain 80% of Lake Calavera in order to fix inoperable valves so that the Lake can drain in a controlled manner to prevent downstream flooding and environmental damage. The work is also required to ensure the dam meets State safety standards. You can read a copy of the City of Carlsbad's information kit outlining the rationale of their plan at www.calaverahills.info.

There is also an active lobby called Preserve Calavera that wants the City of Carlsbad to fix the problem using other methods that will not require the Lake to be drained. Concerns range from losing the aesthetic appeal of the Lake for a considerable period of time, to dead fish and their removal, to repairing the damage to the wetland area, to mosquitoes, and the list goes on. You can get more information at www.preservecalavera.org or call 760-724-3887.

There's Planning Commission Hearing on this issue, which is also open to the public, at the City of Carlsbad on **Wednesday 20 April at 6pm** at the **Council Chamber at 1200 Carlsbad Village Drive, Carlsbad CA 92008**.



Dennis Nygaard of 'Preserve Calavera' on April 2nd spreading the word about the issues associated with the draining of Lake Calavera



Colorful 'dead fish' made by third graders at Casita School in Vista after a school trip to Lake Calavera

[Possible School Boundary Changes in the Pipeline for Calavera Hills](#)

The growth of Calavera Hills, and all of Carlsbad, due to new home construction has been a catalyst for the Carlsbad Unified School District to reconsider boundaries for a number of schools in the area.

There has been considerable discussion recently on how different proposals might affect current and future students at the Calavera Hills schools. There are also different viewpoints on what the ideal solution might be.

The current situation is that the Superintendent, Dr John Roach, is working on another proposal that will be presented and voted on by the Board of Trustees on **Wednesday 27 April**. This meeting will be a public meeting, therefore parents and anyone else in the community who wants to be informed on this issue, and to share their views should attend this meeting. It will be held at **6.30pm** at the **Carlsbad Council Chambers, 1200 Carlsbad Village Drive**.

Calavera Hills School News

The Music Man Jr. was a sell-out in early April!

Over 100 students participated in the cast and crew of this year's Coyote Cavern Production of The Music Man Jr. (a part of the Broadway Juniors Collection™). There were three performances held at the Calavera Hills School at the beginning of April, and the 300 seats per night were completely sold out!

Coyote Cavern Productions is an after school theater program created by parent volunteers in 2003. The program is completely managed by Katherine Gardner and Tammy Urie who, along with many other wonderful parent volunteers, donate hundreds of hours of their time and talents so students can have the opportunity to experience a Broadway style production. Students have a "hands on" learning experience that covers all areas of theater, from the auditions process to theatrical instruction, set design, lighting, and costume and prop creation.

Opportunities for exposure to the arts, however, are becoming more limited as funding disappears. It takes the contributions of many to make a program like this a reality. This year's production was made possible by support from the City of Carlsbad Cultural Arts Office, generous donations from our local community, and the Calavera Hills School Fund-Raising Committee, a project of the Carlsbad Educational Foundation. The program was also supported by ticket sales.

If you are interested in providing a donation to the School towards Arts programs, your support would be greatly appreciated! Please contact Lori Johnson, Calavera Hills School Fund-Raising Committee (760) 730-7439 or Devin Vodicka, Principal Calavera Hills School (760) 331-6300.



The Performers!

Back Row: Lindsey Shay and Rory Gallagher
Front Row: Rohan Deshmukh, Andrew Patterson, Kyle Jackson, and Nik Sharma

You can support children at Calavera Hills School daily *during your shopping!*

Albertsons and Sav-on – Calavera Hills Elementary receives a percentage of your purchases at Albertsons and Sav-on via the Community Partners Program. Simply go to www.albertsons.com or call 877-932-7948 to have your Preferred Savings Card linked with our school's Community Partners number 49000126659.

Calavera Hills School Kindergarten Registration

This will be happening on May 5th, at 2pm at The Coyote Cavern (multi-purpose room). To find out more information about registration, go to www.calaverahillcoyotes.com

REAL ESTATE SALES

Market Report for Barrington, Nantucket, Sheffield, Capistrano and Montara

Active Listings

ESF = Estimated Square Feet LP/SF = List price per square foot DOM = Days On Market

Address	Beds	Baths	ESF	LP/SF	List Price	DOM
Barranca Court	4	2.5	2160	\$319	\$659,900 - \$689,900	15
Whitesands Court	3	2.5	2160	\$324	\$679,000 - \$699,000	5
Saddle Drive	4	3.5	2900	\$281	\$785,000 - \$815,000	2
Contour Place	5	3	2865	\$314	\$869,000 - \$899,000	26
Contour Place	5	3	2865	\$314	\$879,000 - \$899,000	75
Saddle Drive	4	2.5	2913	\$309	\$899,000	16

Pending

OMD = Off Market Date (e.g. offer accepted)

Sue's Listings!

Address	Beds	Baths	ESF	LP/SF	List Price	OMD	DOM
Stoneridge Road	3	3	2050	\$336	\$659,500 - \$689,500	03/21/2005	60
Barranca Court	4	3	2287	\$306	\$699,900	03/16/2005	5
Granite Court	5	3.5	2622	\$286	\$749,000	04/04/2005	125
Plateau Place	4	3	2913	\$281	\$820,000	04/08/2005	0

Sue represents Buyer & Seller

Sue represents the Buyer

Sold

SP/SF = Sold price per Square Foot COE = Close of Escrow

Address	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3603 Terrace Place	5	3	3373	\$835,000	\$248	10/08/2004	22
3946 Foothill Avenue	3	3	2050	\$705,000	\$344	11/10/2004	61
3568 Bluff Court	3	2.5	2160	\$675,000	\$313	11/10/2004	42
3529 Knollwood Dr	4	3	2579	\$765,000	\$297	11/15/2004	6
3574 Gorge Place	4	3	2579	\$735,000	\$285	12/01/2004	4
3911 Rockfield Court	4	3	2642	\$735,000	\$278	12/07/2004	4
3902 Rill Court	5	3	2642	\$735,000	\$278	12/10/2004	1
3812 Stoneridge Road	4	3	2760	\$739,000	\$268	01/07/2005	32
3557 Rock Ridge Road	4	2.5	2632	\$775,000	\$294	01/09/2005	17
3604 Barranca Court	4	3	2287	\$740,000	\$324	01/24/2005	55
3887 Rockfield Court	4	2.5	2642	\$808,000	\$306	01/27/2005	34
3541 Knollwood Drive	5	3	2865	\$910,000	\$318	01/27/2005	49
3610 Promontory Place	3	2.5	2160	\$675,000	\$313	02/14/2005	87
3766 Saddle Drive	4	2.5	2726	\$770,000	\$282	02/15/2005	4
3734 Saddle Drive	4	2.	2726	\$787,000	\$289	03/03/2005	98
3908 Rockfield Court	4	3	2944	\$768,000	\$261	03/09/2005	77
3990 Foothill Avenue	3	3	2050	\$680,000	\$332	03/24/05	85
3529 Hummock Drive	4	3	2765	\$770,000	\$278	04/01/2005	7
3745 Cavern Place	5	3.5	3300	\$891,000	\$270	04/01/2005	5
3864 Stoneridge Road	4	2.5	2662	\$735,000	\$276	04/05/2005	73

This information was compiled by Sue Landis on April 12, 2005 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.