



# CalaveraHills.info!

Newsletter & Community Support Information

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



Dear Calavera Hills Friends,

Summer vacation time is nearly upon us! Not only is it the time of year for fun in the sun, the beach and barbecues, it's also a traditionally busy time of the year for real estate sales.

## Real Estate Market Update

The local real estate market remains brisk. While the number of resale homes coming onto the market in Calavera Hills has slowed in the last month, prices remain stable and continue to increase – just at a more realistic pace compared to this time last year.

I continue to come across a number of buyers actively looking for homes, and one of the reasons this time of year is so popular for families on the move is that relocating over the summer ensures minimal disruption to children's schooling.

Another factor contributing to the ongoing strength of the real estate market is the stability of mortgage interest rates. While they spiked in March, mortgage rates have again dropped to historic lows – and long may that last!

## In this newsletter, you'll find updates on:

- TGIF Jazz Concerts in the Park
- More school boundary changes for Calavera Hills
- Announcements
- Mira Monte road barrier
- Lake Calavera will not be drained.....
- Recent real estate sales

*I hope you enjoy it!*

Warm regards,

Sue Landis

P. S. **Feel free to call or e-mail me anytime if you have any real estate questions...** and if you need information about Calavera Hills, don't forget to check out the latest community updates at [www.calaverahills.info](http://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 put any announcements.

## The TGIF Jazz in the Parks Concerts

The TGIF Jazz in the Parks concerts are starting June 17<sup>th</sup> at Stagecoach Park and run through August 26<sup>th</sup>. All concerts are free and run from 6pm to 8pm. One change this year is that no concerts will be held at Magee Park. Shuttle service will be available for all the concerts and refreshments will be sold onsite, but bringing your own food and refreshments is encouraged. The concerts will be held at Calavera Hills Park (Community Center) for the entire month of August. The popular Art-At-Jazz free hands-on art workshop for children and adults will be held again. It takes place from 5:30-7:30pm at the last concert at each park. Art-At-Jazz is sponsored by the Carlsbad Friends of the Arts and they provide all the materials and instruction. Remember that no pets are allowed (they'll be ticketing this year apparently) and that no bicycles, rollerblades, skateboards or skates are permitted at the concerts. If you haven't been before, these are great free events. Just get there a little early for the best position on the grass. See you there!

**TGIF JAZZ**

**IN THE PARKS 2005**

**STAGECOACH PARK**  
3420 Camino de los Coches

**JUNE**

- 17** Richard Smith  
*Contemporary Jazz*
- 24** Guitár Shorty  
*Rocking Blues*

**JULY**

- 1** Rod Piazza & The Mighty Flyers  
*Chicago Blues*
- 8** Los Mocosos  
*Latino Funk/Swing*
- 15** Lao Tizer  
*Contemporary Jazz*

For Information:  
760.434.2904  
[www.ci.carlsbad.ca.us](http://www.ci.carlsbad.ca.us)  
Concerts are 6-8 pm

**POINSETTIA PARK**  
6600 Hidden Valley Road

- 22** Lil' Brian & The Zydeco Travelers  
*Zydeco/Funk*
- 29** Rebirth Brass Band  
*New Orleans Jazz/Tunk*

**CALAVERA HILLS PARK**  
2997 Glasgow Park

**AUGUST**

- 5** Steve Lucky & The Rhumba Bums,  
featuring Carmen Getit  
*Jump Blues/Swing*
- 12** Bill Magee Blues Band  
*Chicago Blues*
- 19** Big Time Operator  
*Big Band Swing*
- 26** Kermit Ruffins  
*New Orleans Traditional Jazz*

## Announcements:

### New Member of Our Community - Brady Pregerson, MD and Author Saddle Drive

**Dr. Pregerson**, a returned Peace Corps Volunteer, has a strong interest in the prevention of illness & injury through community education. He has extensive speaking experience and has given lectures to a variety of community groups and has been interviewed on KROQ and Adelphia Public Access Television. His first book on this topic, "**Don't Try This at Home**" is available on Amazon.com and in local stores. Brady would also like to announce that the sequel, "**Think Twice: Lessons from the ER**" is also out now and sure to become a home and office staple. To find out more about his books and for purchase information, see his ad in the Biz Directory on [www.calaverahills.info](http://www.calaverahills.info) or go directly to his website at [www.EDInsight.com](http://www.EDInsight.com)

Also, if you would like to have him speak to your group, be it church, synagogue, PTA, boy scouts, girl scouts, senior citizens or juggling team (!), please email him at [Brady@EDInsight.com](mailto:Brady@EDInsight.com)

## Mira Monte Road Barrier – The Latest Update

The Mira Monte / Foothill Ave road barrier is located on the north-east side of Calavera Hills Elementary & Middle Schools on the Carlsbad/Oceanside border. Many Calavera Hills residents are objecting to the proposed removal of the road barriers due to concern that traffic will increase through residential streets and one of the outcomes will be increased risk to the safety of children walking to and from school.

We are still awaiting the completion and release of the Carlsbad traffic study. Since my last newsletter we have been advised by Bob Johnson, the Traffic Engineer for Carlsbad, that there will be a further delay before the traffic study is completed. He anticipates that the issue will not be back on the Carlsbad City Council agenda until **late July/early August 2005**. We will continue to keep you updated.

## Lake Calavera will not be drained....

.....at least, not in the next 12 months. At a City of Carlsbad meeting held in late April, the Council Members voted to defer any plans to fix the inoperable valves in Lake Calavera. There were too many environmental issues raised by concerned Carlsbad and Oceanside residents and also by the lobby group Preserve Calavera. The Council realized that by the time they had answered the community concerns and addressed the issues, the window of opportunity to complete the work this summer would have passed. Hence their decision to postpone any action.

The project to drain 80% of Lake Calavera was planned to enable the City to fix inoperable valves so that water can be released in a controlled manner to prevent downstream flooding and environmental damage.



Calavera Hills Lake filled to capacity during the winter rains



The overflow from heavy rains – February 2005

## More School Boundary Changes for Calavera Hills

The school boundaries for Calavera Hills Elementary School changed again last week. The Board of Trustees at the Carlsbad Unified School District decided they made a mistake and changed the decision they made on May 11, 2005. This change of heart was initiated by a new homeowner in the Summerhouse neighborhood raising their concern that contractually residents of the new Calavera Hills communities were entitled to go to the Calavera Hills Elementary School and they could not be re-zoned to Hope Elementary.

At a meeting of the School Board on Wednesday night last week, Trustees listened to a representative from McMillin, their Attorney and members of the Calavera Hills community. It was decided that the new neighborhoods of Summerhouse, Ravinia, Mariposa, Mystic Point and Montara would all be zoned to attend Calavera Hills Elementary school. The North County Times (06/09/2005) article below provides more details.

One of the concerns raised by parents attending the meeting on Wednesday night was that this decision could result in overcrowding at Calavera Hills Elementary School if more homes have elementary school children than the number that has been estimated by the Carlsbad Unified School District. When I spoke with School Principal, Devin Vodicka after the meeting he was optimistic that they should be able to accommodate the growth in numbers of children attending the school as a result of this most recent boundary change.

# Carlsbad school board approves new boundaries

■ Calavera Hills, Hope elementary students affected

PHILIP K. IRELAND  
STAFF WRITER

CARLSBAD — Trustees approved boundary changes for Calavera Hills and Hope elementary schools Wednesday night during the Carlsbad Unified School District school board meeting.

The boundary change will shift some students in the Calavera Hills and Hope in attendance zones the city's northern area.

The approved boundaries have future students from the Cape and Colony neighborhoods going to Hope Elementary. Students from those neighborhoods now attending Calavera Hills be "grand-

fathered" in and allowed to stay.

However, new residents and younger siblings who have not yet started at Calavera would be assigned to Hope.

Residents of the neighborhoods of Tri-City, Nantucket, Sheffield, Capistrano, Mystic Point, Summerhouse, Ravinia, Mariposa, Montara and Barrington will also attend Calavera Hills Elementary School.

Students from Mystic Point and Mariposa now attending Hope Elementary can continue to attend that school if they wish, but new residents and younger siblings would be assigned to Calavera Hills.

Trustees unanimously approved Superintendent John Roach's recommendation to return the boundaries for

Calavera Hills and Hope to the original configurations. Three homeowners spoke in opposition to the changes, and all board members apologized for the need to return to the original boundary plan before approving the superintendent's recommendations without change.

After several months of planning and public comment, the board voted May 11 to set boundaries for Calavera Hills and Hope Elementary schools as part of a sweeping set of new boundaries for all eight of its elementary schools.

But on May 13, McMillin Development Co. alerted district officials to a clause in the company's original 1999 property purchase agreement requiring the district to allow neighborhood children to attend the planned school.

The district mailed a public apology to parents as they informed them of the error.

As part of the district's agreement in 1999 to buy the property from McMillin, the district agreed to allow children of Calavera Hills villages Q, T, and Phase II to attend the "Village S" school — now called Calavera Hills Elementary School.

Wendy Wiles, an attorney retained by the district to examine the contract, recommended that the district abide by its terms.

Allison Jackson, one the parents who spoke in opposition to the changes Wednesday night, accused McMillin of creating the original contract language "to pad prof-

its on the backs of school-children." She urged the board to mount a legal fight against it.

But Trustee Elisa Williamson disagreed, saying she does not believe McMillin did anything unethical, a sentiment echoed by other board members.

In supporting the motion, board President Mark S. Tanner said he trusted the advice of the board's attorney.

Tanner pledged that he, the board and district staff would be more vigilant in researching past agreements as they move forward in building the school district, which is planning a new school in the southeastern corner of the city.

Contact staff writer Philip K. Ireland at (760) 901-4043 or at [pireland@nctimes.com](mailto:pireland@nctimes.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 |
|-----------------|------|-------|------|-------|-----------------------|-----|
| Contour Place   | 5    | 3     | 2865 | \$307 | \$850,000 - \$880,000 | 131 |
| Saddle Drive    | 4    | 2.5   | 2913 | \$309 | \$899,000             | 72  |
| Stoneridge Road | 4    | 3     | 2944 | \$326 | \$899,000 - \$959,000 | 22  |

#### Pending

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

*Sue's Listings!*

| Address        | Beds | Baths | ESF  | LP/SF | List Price            | OMD        | DOM |
|----------------|------|-------|------|-------|-----------------------|------------|-----|
| Barranca Court | 4    | 2.5   | 2160 | \$319 | \$659,900 - \$689,900 | 04/16/2005 | 21  |
| Barranca Court | 3    | 2.5   | 2160 | \$322 | \$680,000 - \$695,000 | 05/30/2005 | 16  |
| Granite Court  | 5    | 3.5   | 2622 | \$286 | \$749,000             | 04/04/2005 | 125 |
| Saddle Drive   | 4    | 3.5   | 2900 | \$281 | \$785,000 - \$815,000 | 05/02/2005 | 22  |
| Rill Court     | 4    | 3     | 2944 | \$288 | \$849,000             | 04/29/2005 | 8   |
| Strata Drive   | 5    | 3     | 2865 | \$297 | \$850,000             | 05/25/2005 | 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 |
|-----------------------|------|-------|------|------------|-------|------------|-----|
| 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  |
| 3631 Barranca Court   | 4    | 3     | 2287 | \$694,000  | \$306 | 04/15/2005 | 5   |
| 3848 Stoneridge Road  | 3    | 3     | 2050 | \$660,000  | \$322 | 05/02/2005 | 60  |
| 3948 Plateau Place    | 4    | 3     | 2913 | \$799,000  | \$274 | 05/05/2005 | 0   |
| 3534 Harwich Drive    | 4    | 2.5   | 2160 | \$699,000  | \$324 | 05/20/2005 | 4   |
| 3732 Whitesands Court | 3    | 2.5   | 2160 | \$699,000  | \$324 | 06/01/2005 | 13  |

This information was compiled by Sue Landis on June 7, 2005 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.