



CalaveraHills.info!

Newsletter & Community Support Information

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



Dear Calavera Hills Friends,

How fast the summer goes! It's only a few weeks until vacation ends for Calavera Hills school children and school resumes again at the end of August.

In this newsletter we take a look at crime prevention in Calavera Hills in an interview with Jodee Sasway, the Carlsbad Police Crime Prevention Specialist. While Calavera Hills is a safe place to live and raise a family, with the opening of College Blvd just over a year ago, there has been a moderate increase in crime in our neighborhood.

Have you been curious as to why a long green colored fence has been erected in the front of the Calavera Hills school yard? Read on to find out!

There's also our regular features:

- Yet another update on the Mira Monte road barrier (I'm sure this will be figured out and a decision made by the end of the year!)
- Announcements
- Plus a real estate market update and a summary of recent sales in Calavera Hills

I hope you enjoy this newsletter and remember to check out www.calaverahills.info from time to time for new community information and monthly real estate updates.

Best wishes,

Sue Landis

P.S. I am truly grateful to work in such a wonderful community as Calavera Hills and to serve you in achieving your real estate goals. I recently received a nice testimonial from my client and friend, Valerie Tsou, who moved from Calavera Hills to Vista.



Valerie and her buddy, Sam at their new home in Vista

"Working with Sue to purchase a home was a very positive experience. From the rigors of house hunting to my fear of making an offer, Sue was knowledgeable, patient and helpful. Throughout the process I was grateful for Sue's thoroughness and follow through in processing the mountain of documents that preceded the purchase. Recommending Sue to others comes easily because she orchestrated the entire process so well."

Crime Prevention In Calavera Hills

Jodee Sasway is the Crime Prevention Specialist from the Carlsbad Police Department. She has been working in crime prevention for 16 years. The Neighborhood Watch program is one of the initiatives she manages and we recently talked with Jodee about this program and how it works in Carlsbad and Calavera Hills specifically.



Jodee Sasway
Crime Prevention Specialist
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Property crime the main issue in Carlsbad.....

Crime in Carlsbad, according to Jodee, is usually crime relating to property versus violent crime. So property protection is the main focus of the Neighborhood Watch programs she helps coordinate.

Calavera Hills, she says, faces similar challenges to other places in Carlsbad when it comes to getting the community interested in setting up their own neighborhood watch program. "People are just so busy that unless they have a specific crime happen to them or on their street, it's hard to get people to really think about it," observes Jodee. "That's why we like to look at Neighborhood Watch as not so much crime fighting, but as a team-building and a group facilitation tool."

Any meetings that take place within the neighborhood are good – just getting people together and talking is probably the most important thing and the biggest challenge. According to Jodee, one of the best ways to motivate people is to find out what's important to them. That's why she gets residents to complete a survey before she meets with a Neighborhood Watch block, so she can find out what people's concerns are. She also recommends that the block captain delegates as much as possible, so that he or she is not doing everything themselves. The more involvement you get the better it works.

Social get-togethers/block parties are great Neighborhood Watch tools.....

Jodee encourages quarterly get-togethers as a great neighborhood watch tool – they give people a chance to get to know each other better and it gets them talking about what's happening in the neighborhood. Whether it's a BBQ, a pool party, a potluck or just a simple get-together, all these types of meetings are helpful, she says.

Also a monthly correspondence letter or email is good to remind people what to think about. Any type of regular communication that will remind people to think about their block and what to look out for.

Crime – what you should do to stay safe

Much of the crime in our area, says Jodee, is '**crime of opportunity**'. Right now, because of the hot weather, people leave windows in their homes and cars open. It is especially risky to do this if you leave computers, keys or other valuables in easy view of a potential thief. Whether you are at home or at the store or at the beach **it's important to be concerned about locking up.**

It's also a great idea to clear out your garage so you can actually park your car in it! Jodee told us that one of the things happening in Carlsbad right now is someone is breaking windows of cars, one after another, all down a street. You will reduce the risk of property damage to your car, or theft from it, if you can park it in your garage.

Jodee comments that another bigger issue nationwide is identity theft. That's why it's important to protect your home and car from anyone taking personal information. A lot of purses, wallets and check books are taken out of cars – but you're not just losing your check book or wallet anymore, says Jodee, you might be losing your identity as well.

The best way for people to protect themselves and each other is to stay in-tune with what's happening on your street. Just make it a point to pay attention and know what's happening around you and your home. Stay in touch with your neighbors and communicate.

If you are interested in starting a new block group, what are the steps?

Jodee recommends you download the 'Start-Up' guide at www.ci.carlsbad.ca.us/police/ (it's also available at www.CalaveraHills.info/neighborhood-watch.htm) and just follow it step-by-step.



One of the keys to getting started is realizing that a lot of what the Neighborhood Watch program is about is bringing community spirit back to neighborhoods and bringing people together. The program provides a structure for getting people together, especially when people are so busy and neighborhoods are generally not really set up for neighborly interaction. Neighborhood Watch is designed to re-energize communities and give people ideas for working together on a variety of things, not just safety.

How to find out more about Neighborhood Watch

You can call or email Jodee. She suggests that if a block is organized and there is a block captain or spokesperson, then it makes sense to have the captain get in touch with her, so she's not answering the same question 20+ times! You can contact her at 760.931.2105 or at jsasw@ci.carlsbad.ca.us. You can also subscribe to Jodee's quarterly newsletter on the website at www.ci.carlsbad.ca.us/police/. Jodee's newsletter focuses on giving tips, and things to think about, regarding crime prevention in Carlsbad.

Here's another Crime Prevention Tip.....

If you park your car outside, do not leave the remote control to the garage door visible in the car. A crime that has happened recently in Calavera Hills is that a thief will gain access to the car, then take the garage door opener and use it to gain entry to the home through the garage. One tactic that has been used is to press the remote control to open the garage door, then the would-be burglar drives around the block several times to see if the lights go on in the house or some other activity occurs to signal that someone is home. If there's no activity, then the perpetrator knows the 'coast is clear' to burgle your home.

Important telephone numbers:

Emergency (police, fire, medical aid)	911	24-hour phone line
Non-emergency	931-2197	24-hour phone line
Police Watch Commander, Patrol	931-2115	24-hour phone line
General Police Information	931-2100	8am – 5pm, M-F
Crime Prevention Unit	931-2105	Miscellaneous hours

Mira Monte Road Barrier Update:

At the one-year anniversary of the opening of College Blvd, the Mira Monte Road Barrier issue is still undecided. The release of the Carlsbad traffic study has been delayed again until September 2005. This document, once available, will provide a recommendation to the Carlsbad City Council from the Carlsbad traffic engineer/department as to whether they believe the road barriers on Mira Monte Dr should be opened or kept closed. The road barrier currently ensures that many streets in Calavera Hills don't become commuter shortcuts.



Why Is There A New Green Fence Up At The School?



The Calavera Hills Elementary School is going to have a new building that will have six new classrooms. The new space will alleviate some over-crowding issues and provide additional growth space for the school. Work on the new building is scheduled to commence this month and it should to be completed by Spring/Summer of 2006. The green fencing which has gone up in the school grounds is to ensure the safety of children while this building project is under way. School starts again on August 30th!

Announcements:

Calavera Hills II Homeowners Association

Calavera Hills II development HOA, which includes Montara, Ravinia and Summerhouse, is up and running. They've created a website where you can get general information along with relevant homeowner guides for architectural design, landscaping and plants. The association meetings are held the third Thursday of every other month at the Montara model homes, at 7:00pm. Please confirm the meeting time with the association manager.

Website address: www.curtismanagement.com/CALIIHOMEPAGE.html

Management Company Curtis Management Company
Address: 10455 Sorrento Valley Road, Suite 102
 San Diego, California 92121
Telephone: 760.436.4560
Website: www.curtismanagement.com



Patrick S. Campbell, of Curtis Management, is the current community association manager for Calavera Hills II HOA.

Classic Youth Theatre – Acting Workshop and ‘Arsenic and Old Lace’ Auditions

Deirdre Rose, of Gorge Place, who is a board member of the Classic Youth Theatre, would like to announce an acting workshop and auditions for their newest production:

There will be an Acting Workshop from September 2nd through September 30th using the classic play 'You Can't Take It With You.' This five-week course will be held at the Granary Building in Magee Park from 4:00 pm until 6:00 pm every Friday for five consecutive weeks. The workshop is for ages 10 & up and will teach lessons on character study and set imagery.

Auditions for the next production, **Arsenic and Old Lace** will be held Friday, August 19th from 4:00 pm until 6:00 pm, and on Saturday, August 20th from 10:00 am until 3:00 pm. Auditions will be held in the Granary Building at Magee Park.

For more information, go to www.classicyouththeatre.com or call Loralie McGill, the Production Director, at 760.730.9447



Real Estate Update: Why The 'Bubble' Mostly Doesn't Matter

Lately we've been inundated with news and discussion about the real estate "bubble" and whether it even exists or not. The big questions are 'does it exist?', 'when will it burst?' and if it does burst 'will homeowners see their equity go away?' These are questions that have been contemplated recently from the *Economist* magazine to the *Wall Street Journal*, and San Diego continues to be right up there on the list of risky markets - markets that Alan Greenspan calls 'frothy'.



Despite this, local San Diegan economists and real estate market commentators continue to argue that San Diego is a unique market and certain factors at play here locally should ensure that our real estate market will hold or at worst only be marginally affected. Therefore, while there are signs of the market slowing and prices are flattening, don't count on an implosion unless we experience a severe shock to our economy.

Clearly the days of 25% annual appreciation are over for now. But has the market hit the wall? The truth is, unless you are a speculator — and studies do show that speculation is still strong in the market — it's not particularly important to know when or if the real estate market will hit the wall, especially if you have a long-range outlook.

What would cause the housing market to collapse?

- A sudden and steep rise in long-term interest rates.
- A breakdown in the local economy coupled with a sudden and severe decline in net migration (more people leaving the area than coming in).
- A catastrophic event: Natural disaster or an act of war, etc.

The interest rate scenario is the most plausible. Rates have been at historic lows for some time, so while it will not be surprising to many people when they start to rise again, it is likely this will have a psychological impact on some home buyers. The most important thing to ensure stability in the housing market is that rates rise in a predictable, gradual way. Last week we saw long term mortgage rates rise again slightly, with the average rate on 30 year fixed-rate mortgages climbing to 5.89%. However this week, with rising fears that high oil prices will impact economic growth, long term rates have flattened out again.

While in the short term home owners may see their equity fluctuate with the market, almost all analysts agree that the outlook for long-term appreciation remains strong. The best advice seems to be to stop worrying about the bubble bursting. The housing market in San Diego County has declined in value before and those who held their positions through that downturn have obviously done very well. In 1992 house prices were at their peak averaging \$187,510. Then the San Diego economy tanked (from 1991 to 1993 there was a net loss of 19,500 jobs) and median housing prices depreciated to \$174,450 by 1996. Stated matter-of-factly: the San Diego economy experienced a severe down-turn, yet housing prices dropped only 7 percent. It wasn't long before they fully recovered.

In Carlsbad, the average sales period ('days on the market') has lengthened to just over 50 days and there are currently 160 homes for sale between \$700,000 and \$900,000. This combined with new phases being released regularly in the 43 new construction developments currently selling in coastal North County, buyers clearly have a lot of options. They are doing their research when it comes to home buying and are careful to compare their choices and try and get the best value for their money.

The Calavera Hills market has remained steady. This time last year we had 10 homes on the market (as listed on the Multiple Listing Service) versus 6 this year. With the high inventory and competition for buyers, having a home priced properly continues to be a key driver in getting offers. As is often the case, over-pricing early in the process can increase the days on market time significantly.

REAL ESTATE SALES

Market Report for Barrington, Nantucket, Sheffield, Capistrano, Montara, Ravinia and Summerhouse neighborhoods of Calavera Hills

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
Foothill Avenue	2 (+1)	2.5	2050	\$349	\$690,000 - \$715,000	10
Rich Field Drive	4	3	2472	\$298	\$736,944	14
Harwich Drive	4	3	2287	\$349	\$768,000 - \$798,000	3
Saddle Drive	4	2.5	2913	\$302	\$879,000	135
Shale Court	4	2.5	2913	\$307	\$895,000	14
Plateau Place	4	4	3190	\$345	\$949,000 - \$1,100,000	28

Pending

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

Sue's Listings!

Address	Beds	Baths	ESF	LP/SF	List Price	OMD	DOM
Barranca Court	3	2.5	2160	\$322	\$680,000 - \$695,000	05/30/2005	16
Sand Court	4	3	2691	\$282	\$709,000 - \$759,000	08/06/2005	29
Gorge Place	5	3.5	2592	\$306	\$794,014	08/04/2005	201
Contour Place	5	3	2865	\$307	\$850,000 - \$880,000	06/17/2005	144
Stoneridge Road	4	3	2944	\$292	\$859,900	07/29/2005	77

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
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
3598 Granite Court	5	3.5	2622	\$740,000	\$282	05/13/2005	125
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
3919 Rill Court	4	3	2944	\$825,000	\$280	06/14/2005	8
3729 Saddle Drive	4	3.5	2900	\$805,000	\$278	06/22/2005	22
3635 Barranca Court	4	2.5	2160	\$675,000	\$313	07/01/2005	21
3637 Strata Drive	5	3	2865	\$850,000	\$297	07/05/2005	0

This information was compiled by Sue Landis on August 9, 2005 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.