



CalaveraHills.info!

Newsletter & Community Support Information
Presented by Steve & Sue Landis, Keller Williams Realty, Tel: 760.715.6017



Dear Calavera Hills Friends,

We hope your 2007 is off to a great start! And that you're staying warm - we're certainly seeing the flipside of last Summer's heat.

This month we have a feature article on the new High School slated to be built very close to Calavera Hills. There has been a lot of discussion recently from the community and from a school Task Force on what the school should focus on and how it should be built. We've provided an introduction to the recent recommendations made by the Task Force. Perhaps you'll want to find out more from the Carlsbad Unified School District or the city and provide your own feedback. We're sure that this will be a topic of interest for many years to come.

This month we also have an update on the Mira Monte Road gate that is being designed and built to block vehicular traffic through Calavera Hills. The Lake Calavera Dam project is also reviewed this month. That project, to repair the faulty valves in the dam, has been an issue for some time and came to a head last year when heavy rains caused the dam to overflow and send uncontrolled amounts of water down stream.

We've also included the regular features of:

- Announcements – check out the Spring Community Garage Sale and more Calavera Hills businesses!
- Real Estate Market Update – *special year-over-year comparison*
- Real Estate Sales – Calavera Hills current stats

We hope you enjoy it!

Warm Regards,

Sue & Steve Landis

P.S. Our business is based on referrals. If you know anyone that is thinking about buying or selling a property and would like expert advice and first-class service, let us know. We appreciate your referrals very much and we'd like to thank you in advance for thinking of us!

In this issue...



A New Carlsbad High School At Cannon and College – Learn More!



The Dam at Lake Calavera Will Be Fixed



Mira Monte Barrier Update

Proposition P Approves a New High School Near Calavera Hills



The area at College Blvd and Cannon Road designated for the new High School is used mostly for agriculture.

With the passing of Proposition P Carlsbad will get a new High School, with the proposed location to be very close to Calavera Hills – at the intersection of College and Cannon Rd. \$87million has been budgeted for the school construction – so obviously it’s very important to spend this money wisely and create a school that meets the needs of the community. Recently the Carlsbad Unified School District put together a task force made up of parents, teachers, support staff and administrators to compile a list of recommendations on what the school should offer and how it can meet the needs of the community.

The task force took the following into consideration during its 5-month deliberations...

The new high school would:

1. be located at College Blvd and Cannon Rd.
2. be designed to serve fewer students than Carlsbad High School
3. offer college preparatory classes and electives that meet all the California State and University of California college admission requirements
4. offer a variety of extracurricular opportunities, although not necessarily the same ones as Carlsbad High School.
5. offer some specialized educational opportunities.
6. open no earlier than Fall 2009 and no later than Fall 2013.
7. be a “school of choice,” meaning that enrollment is the choice of the parent and student.

Based on these recommendations the task force recommends the new high school would provide the opportunity to:

1. earn an International Baccalaureate diploma, which is a program that encourages critical thinking, intercultural understanding, and a global perspective;
2. allow students to work toward their first year of college credits;
3. participate in some competitive sports; and
4. earn certificates in areas of expertise, such as computer applications, graphic design, culinary arts, wood working, drafting, etc., in order to provide “real world, hands on” experiences, as well as career preparation.

The Task Force further recommends that the new high school provide specialized, focused curricular and educational pathways in an “academy-like” setting. Focus areas may include:

1. Math
2. science,
3. engineering, and
4. advanced technology

If you would like to comment and have your voice heard on the subject, please forward your ideas by January 31st to Suzanne O’Connell, Assistant Superintendent, Carlsbad Unified School District, 6225 El Camino Real, Carlsbad, CA 92011. Following a 30-day review period the Task Force will meet one more time and then forward on their final recommendation to the District Superintendent by the end of February.

[Dam Repair Project Getting Close](#)

The City of Carlsbad has received all of the necessary permits that it needs to continue with repairing the valves in the dam at Lake Calavera. The work includes replacing the valves, removing the upper 26 feet of the control tower, building a replacement control structure on land near the lake and improving the spillway area just south of the earthen dam. Work will be completed using a temporary structure that looks like a crow's nest and divers. Don't be surprised if you see some people in SCUBA gear swimming in the lake! The crows nest structure is used by lowering it into the lake to create a water-free work space. Bids for the job are being taken in February and the final selection of contractors should be done by the end of the month, with work starting shortly thereafter. The City is not sure exactly how long the project will take to complete. That will become clearer during the bid evaluation process and they expect that the work will be completed, at the latest, by next Winter.



Water flows uncontrolled over the dam last winter

[Mira Monte Road Gate Design Almost Completed](#)

The gate design for the barrier at Mira Monte Road and Foothill Avenue in Calavera Hills is about "75% complete" reported Sheri Howard, the city designer in charge of the design phase. "We had to make some changes to the gate based on the fact that the fire department needed it to be an automated gate to meet their needs. This required that we create a rolling gate, with a 16' span on one side to accommodate the 'open' position. Once we've got the plan to about 90%, we can take it out to bid." Bob Johnson, the city traffic engineer who managed the various traffic studies that showed Mira Monte Road should be kept closed to vehicle traffic, expected the bidding to be done by mid-Summer and the gate to be completed by the end of the Summer.

[Announcements:](#)



EMS Residential Plumbing

Eric Sainz, a Calavera Hills resident with 23 years of plumbing experience, is offering a free consultation for all your plumbing needs. He will determine whether it's under warranty with the builder. For non-warranty fixes, Eric will provide a free quotation on the work.

Telephone: (949) 378-4869 Email: ericsainz@yahoo.com

License# 754438-C36 Plumbing

Start Fresh This Spring!

Join us for the fourth **Annual Spring Community Garage Sale** in Calavera Hills

Saturday, April 14th, 7am – 12noon

and get rid of your unwanted things...

At the last garage sale we had over 90 homes participating. It's easy...we place the advertising in the newspapers and the directional signs and maps on the day of the sale. All you have to do is decide what you want to sell and lift your garage door on the day. If you sign up in advance it helps us with the advertising, you get on the map and we'll provide you with pricing stickers and a Garage Sale Tip Sheet to make it as successful as possible.

So give us a call at (760) 716-4402, email us at info@LandisRealEstate.com or enter your name and address on www.CalaveraHills.info, 'Garage Sales'.

It's fun, include the kids, and sell your stuff!



Free Real Estate Investor Workshop!

Thursday, March 15th, 7pm – 8:30pm

Calavera Hills Community Park, Community Center, 2997 Glasgow Drive, Carlsbad

For new and experienced real estate investors

At the workshop you will discover:

- How to develop the mindset of a millionaire real estate investor
 - Sound criteria for identifying great investment opportunities
- Proven and tested models to help you build your real estate portfolio*
 - See examples of properties for sale around the country
 - Learn how to make a profit investing in San Diego County

Attend the Workshop and receive a **FREE copy** of ***The Millionaire Real Estate Investor***, by Gary Keller

Call us at 760.716.4402, email us at steve@landisrealestate.com or sign up at www.LandisRealEstate.com/Investors to reserve your spot today!

*Like any endeavor, your success as a real estate investor will depend primarily on your own effort and ability.

Rick Bishop, Saddle Drive, Office: 760.434.6614, poolarnd@sbcglobal.net

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With over 29 years of operating experience in the pool industry, I would like to apply my extensive skills to serve more Calavera Hills residents and keep your pool and spa in perfect condition for this summer and year-round.

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And for Calavera Hills Residents: a **good neighbor discount of 10%** on regular monthly pool/spa service



Real Estate Market Update

In the last newsletter we reported a slow-down leading into the holidays. Surprisingly, as we got further into the holidays, there was an increasing amount of activity and several homes have sold in Calavera Hills to begin 2007. Recent news/press has been relatively positive on the real estate market in general, and San Diego County and Carlsbad were included in that assessment. With a relatively strong economy, both nationwide and in San Diego County, and with interest rates staying historically low, the market appears to be stabilizing. In January there have been quite a lot of new buyers in the market viewing homes. It remains to be seen, however, whether that 'showing' activity results in increased sales activity.

The following is a re-cap of the sales activity for the last 6 years in the new sub-divisions in Calavera Hills starting in 2001. These are the **average statistics** for new and re-sale sales recorded in the multiple listing service for each calendar year:

Barrington, Capistrano, Montara, Nantucket, Sheffield, Ravinia and Summerhouse

Year	#Sales	Beds	Baths	Sq Ft	Sold Price	SP/SF*	DOM**
2001	15	4	3.17	2,890	\$495,365	\$171	21
2002	31	4	2.84	2,623	\$494,729	\$189	50
2003	46	4	2.93	2,701	\$586,936	\$220	37
2004	27	4	2.96	2,608	\$724,829	\$282	20
2005	32	4	2.88	2,595	\$767,844	\$299	53
2006	38	4	3.04	2,616	\$760,169	\$293	62

* Sold price per square foot – this is the sales price divided by the square feet.

** Days on market – the average number of days the home was on the market prior to escrow.

You can see that the 'peak' in our community was in 2005, but that 2006 showed only small declines from 2005, with an increase in sales volume. Not bad considering most predictions were for a significant drop in prices for 2006.

CALAVERA HILLS REAL ESTATE SALES – Detached Homes

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

Active Listings

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

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
Promontory Place	Barrington	4	3	2287	\$302	\$629,000-\$689,888	15
Promontory Place	Barrington	4	3	2287	\$306	\$640,000-\$700,876	22
Coastview Court	Barrington	3	2.5	1957	\$332	\$649,000	23
Barranca Court	Barrington	3	2.5	1954	\$332	\$649,000	1
Bluff Court	Barrington	4	2.5	2160	\$308	\$664,500	202
Crater Rim Road	Ravina	4	3	2597	\$264	\$686,390	3
Sand Court	Montara	4	3	2691	\$282	\$699,000-\$759,000	162
Granite Court	Montara	4	3	2861	\$262	\$699,000-\$749,000	43
Rich Field Drive	Summerhouse	4	4	2804	\$260	\$699,900-\$730,000	96
Ravine Street	Ravinia	4	3	2597	\$270	\$699,990	3
Rich Field Drive	Summerhouse	4	3	2165	\$337	\$709,000-\$729,000	87
George Place	Montara	5	3.5	2556	\$286	\$729,900	31
Pleasant Vale Drive	Ravinia	4	3	2597	\$299	\$739,900-\$775,900	2
Moon Field Dr	Summerhouse	4	3	2170	\$345	\$749,000	70
Crownpoint Court	Capistrano	4	2.5	2726	\$275	\$749,000	121
Meadow Drive	Summerhouse	4	3	2170	\$345	\$749,000	58
Strata Drive	Sheffield	4	3	2601	\$300	\$749,000-\$779,000	45
Sand Court	Montara	3	3	2691	\$295	\$755,000-\$795,000	176
Foothill Ave	Nantucket	4	3	2585	\$294	\$759,000	58
Plateau Place	Capistrano	4	3	2913	\$269	\$785,000	35
Granite Court	Montara	4	3	2861	\$292	\$799,000-\$835,000	103
Strata Drive	Capistrano	4	3.5	3190	\$262	\$835,000-\$835,000	85
Rock Ridge Road	Montara	4	3.5	2822	\$308	\$839,000-\$869,000	45
Knollwood Drive	Sheffield	4	3	3323	\$278	\$875,000-\$925,000	12
		4	3.02	2,565	\$296	\$751,764	62

The Landis Team Listings!

Pending

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

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Ravine Drive	Ravinia	3	2	1643	\$365	\$599,990	12/15/2006	13
Crater Rim Road	Ravina	4	3	2876	\$262	\$753,990	11/21/2006	84
Crownpoint Ct	Capistrano	4	4	3190	\$266	\$820,000 - \$850,000	1/01/2007	6
Averages		4	3.00	2,569	\$298	\$734,660		34

Sold by the Landis Team!

Sold

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

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3577 Sand Court	Montara	4	3	2031	\$705,000	\$347	11/17/2006	34
3666 Strata Drive	Sheffield	5	3	2865	\$725,000	\$253	11/20/2006	86
3419 Pleasant Vale Dr.	Ravinia	5	3	2705	\$743,990	\$275	11/20/2006	63
3428 Pleasant Vale Dr.	Ravinia	5	3	2705	\$750,000	\$277	10/27/2006	32
3470 Moon Field Drive	Summerhouse	4	3	2170	\$615,000	\$283	08/30/2006	34
3441 Ravine Drive	Ravinia	3	2.5	2170	\$630,000	\$290	08/04/2006	167
3486 Rich Field Drive	Barrington	4	3	2164	\$665,000	\$307	08/25/2006	58
3647 Barranca Court	Barrington	4	2.5	2160	\$685,000	\$317	11/01/2006	37
3475 Moon Field Drive	Summerhouse	4	4	2804	\$698,000	\$249	10/18/2006	150
3464 Pleasant Vale Dr.	Ravinia	4	3	2170	\$699,990	\$323	08/01/2006	85
3941 Foothill Avenue	Nantucket	4	3	2585	\$720,000	\$279	08/31/2006	26
3907 Stoneridge Road	Nantucket	4	3	2765	\$750,000	\$271	08/11/2006	24
3603 Promontory Place	Barrington	4	3	2287	\$775,000	\$339	10/13/2006	15
3431 Pleasant Vale Dr.	Ravinia	5	3	0	\$779,990	\$0	08/03/2006	19
3933 Foothill Ave	Nantucket	4	3	2765	\$680,000	\$246	12/19/2006	65
3438 Ravine Drive	Ravinia	5	3	2705	\$712,500	\$263	12/28/2006	78
3641 Strata Drive	Sheffield	4	3	2579	\$715,000	\$277	12/18/2006	38
3766 Saddle Drive	Capistrano	3	2.5	2726	\$729,000	\$267	1/11/2007	109
3509 Levee Drive	Nantucket	4	3	2765	\$735,000	\$266	1/17/2007	14
3508 Rock Ridge Rd	Montara	5	3	2871	\$750,000	\$261	1/11/2007	216
3553 Rock Ridge Rd	Montara	5	3.5	2622	\$805,000	\$307	1/04/2007	153
3551 Rock Ridge Rd	Montara	3	3.5	2872	\$895,000	\$313	12/20/2006	8
3804 Crownpoint Ct.	Capistrano	4	3	2913	\$875,000	\$300	08/31/2006	49
Averages		4	3.08	2,599	\$738,402	\$297		70

This information was compiled by the Landis Real Estate Team on Jan 18 2007 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.