



CalaveraHills.info!

Newsletter & Community Support Information
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Dear Calavera Hills Friends,

We hope you are having a wonderful beginning to the holiday season!

In this issue we have a very special article on the first Calavera School, located where the current community park now exists. Learning about and researching history is always interesting. But when the history has to do with your local surroundings, it really becomes fascinating. The article was based on a oral history given by Allan Kelly, one of the local students at Calavera School and a member of one of Carlsbad's most famous families. We hope you'll find it interesting as well!

If you'd like to read the full text of his statement, go to www.CalaveraHills.info, 'School Links' page and click on 'Allan Kelly's Oral History of the Calavera School.'

We're also including an article about the work that is going on at Lake Calavera. It's Phase 1 of a 3-phase project to control the water levels and water flow from the dam.

We've also included a short article on the Fall Community Garage Sale and our regular feature of:

- Real Estate Market Update and Real Estate Sales in Calavera Hills

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 home or investing in real estate 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...



The first Calavera Hills school...read about its interesting history.



Work begins on the 'spillway' part of the Lake Calavera dam project



The Calavera Hills Fall Community Garage Sale – what's a little rain when there's shopping to do!

The First Calavera School Stood Where The Calavera Hills Community Center is Today

The first Calavera School was started in 1896 because many of the prominent families in the area – the Marrons, the W. S. Kellys, the Bordens and the Robert Kellys, the Frazees – needed a school relatively close to their land holdings to send their school age children to. In its 22 years of operation there were never more than 12 children in attendance at one time. According to Allan Kelly, who is the source of much of this article’s information and a one-time student at the Calavera School, “all of the children walked to school except for 3 years when the Robert Kelly children, Dewey and Emily Kelly, rode a burro to school.”



Calavera School around 1910. Ray Borden, Peter Marron, Adeline Marron, Lizzie Kelly, Alice Kelly, Jenny Borden, Felipa Marron, Forest Borden, Bessie Borden.

The teachers generally didn’t last very long and most boarded with the W. S. Kelly family (father of Allan) because they were the closest to the school. One of the teachers, Mrs. Lydick, rode her horse 6 miles a day to get to the school and had to open and close 5 paddock gates to and from the school (that’s 10 total each day). The school day was from 9am – 3pm, 5 days a week, with a 15-minute recess in the morning and none in the afternoon.

There was a wood stove and wood box in front of the teacher’s desk and the ranchers in the area were supposed to provide enough wood for the winter. The library books were kept on a shelf behind the teacher’s desk, along with a globe and a Webster’s dictionary. Each desk had a lid and place beneath to store books and pencils. According to Allan, “only the big girls wore shoes – and all the little girls, little boys and big boys went barefoot. Rubbers were for city kids! And all the boys and grownup men wore hats.”



Kelly and Borden families outside of Calavera School with teacher Adeline Shaul and her mother Mrs. Shaul who lived in Oceanside. Left to right from back - Will Kelly(man), Horace standing in front of Will and Allan with his hand over his face is in front of Horace, Jenny Borden, woman in hat near door Mrs. Kelly, next to her teacher Adeline Shaul, standing next to teacher, Gladys Kelly, woman seated in front of group with hat was Mrs. Shaul, mother of the teacher.

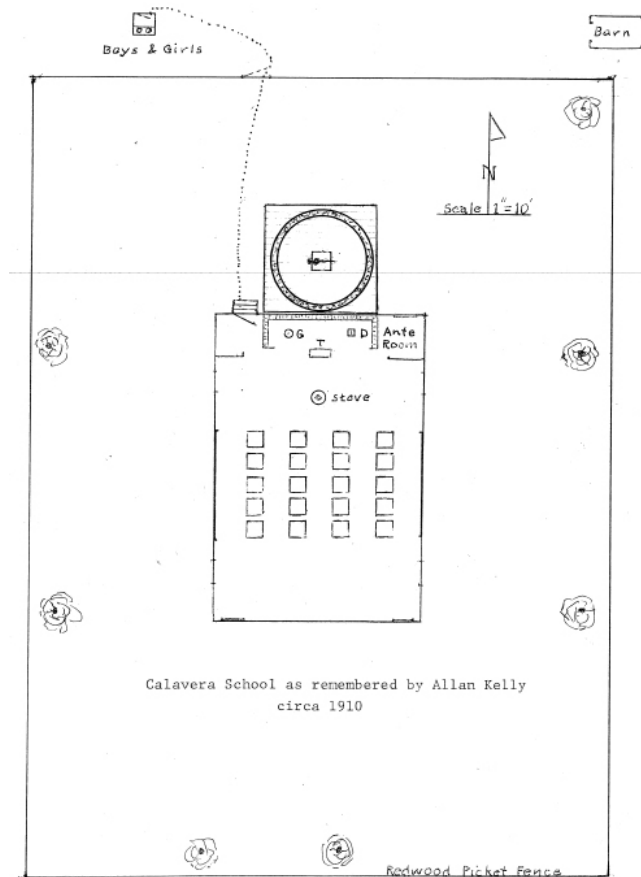


Calavera School 1906 Christmas Party - Horace Kelly - boy in suit standing on left, Joe Marron standing next to picture on left side, Sara Marron on right side of picture, Adalina Marron 3rd from left, Pilar Marron far right in back, two smallest girls in front – Bordens.



This picture shows the wall of the cistern that held rain water. The picture was taken prior to construction of the Community Center.

There were large black boards on both sides of the room, and that is where the teacher did most of the teaching, with the older kids getting special lessons at the back of the room.



This is the school floor plan rendered by Allan Kelly circa 1910. The trees noted around the perimeter were the Eucalyptus trees planted by the students for shade. The round structure at the front of the school is the cistern, which was covered by a redwood plank.

The building structure itself was moved to Calavera Hills from its original location in an area that is now Car Country Carlsbad. It had four doors and four windows and it was about 12 feet high. The farmers and ranchers that moved the building took it over native brush, using only horses and some temporary roads. A cistern was built in the front of the building to catch rain water and was about 12 feet in diameter, covered with redwood planks. It wasn't used for drinking, but for some cooking and for when the teacher would say 'wash your hands and face...comb your hair.'

The students were given the opportunity to plant the Eucalyptus trees that surrounded the building. They were planted for shade. The students also had gardens of about 4' X 8' on the school grounds. The children, as part of their education, had daily chores maintaining the school and the site.

The school was operational until the mid 1920s, when Pine School was opened near downtown Carlsbad. The increased number of children in the east areas of the city overloaded the one-room Calavera School, making it necessary for them to commute into town.

Unfortunately the site was demolished, along with the Eucalyptus trees, when the Calavera Hills Community Center was built in 1987 – but not without controversy. Overruling a recommendation by its Historic Preservation Commission, the City Council voted to go ahead and build the Community Center over the site to save about \$80,000 and 6 months of delays. Apparently the site was overlooked in the Environmental Impact Report done as part of the Calavera Hills Master Planned community in the late 1970s.



This photo was taken in June 1986, looking north shows the grove of Eucalyptus before they were cut down and the general area where the school was situated. The school was located where the current restrooms are adjacent to the ball fields.

Special thanks to the Cole Library for the information and photos and to Susan Gutierrez for her help and for her devotion to Carlsbad history.

As a token compromise, a plaque marking the site was to be affixed to the wall of the community center and gymnasium. Marje Howard-Jones, author of a book on the history of Carlsbad and a member of the Historic Preservation Committee, argued in vain for the preservation of the site. 'Aesthetically, we believe those trees belong there,' she said, 'they're a landmark.'

And Allan Kelly stated, 'most new citizens will understand why the writer thinks that the site and trees should be preserved for future generations, but some will say 'what's all the fuss about?'

Calavera Hills Fall Community Garage Sale!

The Garage Sale on October 13th was the biggest yet with over 100 homes participating. There was a little rain on the day but that didn't dampen the spirits of several hundred enthusiastic shoppers!

The next Garage Sale (sponsored by The Landis Real Estate Team) is the annual Spring event on Saturday, March 28th, 2008. If you're interested in signing up and want to get a head start, go to www.CalaveraHills.info, 'Garage Sales' page and enter your information. We'll get you on the map!



Adapting to the 'moist' conditions made for a fun and money-making day.

Work Begins on the Spillway at Lake Calavera Dam

"Creating a 'spillway' for the Lake Calavera dam is 'phase 1' of a project to control the flow of water and control erosion downstream from the dam," states David Ahles the City of Carlsbad project manager for the project. "Our main goal was to get this phase done before the rainy season kicks in" said David. "We have temporary pumps working right now because the lake level came up by 4 feet during the last rain. And we expect more this weekend." The City would like to keep the lake water level very consistent and be able to manage the flow of water at all times.



The Calavera Lake Dam 'Spillway' being prepared for concrete.

The spillway will be paved for about 500 feet down the canyon, where it will lead the excess water into a 'mixing bowl.' There, the water flow will be calmed prior to running further south, where erosion has been a huge problem in recent years. This phase will cost about \$4M and is being completed by the Vadnais Corporation.

Phase 2 of the dam project will be to replace the piping and valves in the dam itself and this will be started immediately following the spillway completion. Phase 3 will be to build a structure that will house all of the dam controls and ensure that they are secure.

The trail over the dam has been closed during the day, but is open evenings and weekends during construction.

Real Estate Market Update

A lot of what we hear in the media about real estate has to do with national or statewide trends. When, in fact, much like the weather, 'all real estate is local.' Every market and even neighborhoods within markets show differing price and volume dynamics. Nationally places like San Francisco and Dallas are moving to all-time highs and Boston is showing early signs of a good recovery in appreciation. Although San Diego County has suffered in the recent downturn of home sales volume of transactions and prices, it hasn't suffered nearly as much as Riverside or San Bernardino counties for example. In North County San Diego, volume and prices are down, but our county's ability to create good jobs and attract new businesses here is keeping demand reasonably good for homes above \$500k.

The lending industry has contributed to the latest wave of slowing markets. Legislators are trying to decide if what and how much should be changed in the lending industry. One recent initiative is an idea to 'freeze' sub-prime interest rates for some qualified homeowners. This will help a small number of homeowners to keep their homes and avoid foreclosure. However, the numbers are so small that they are likely to have no impact on our market. What could help is the increase in the limits on 'conforming' loans – the limit currently stands at \$417k. This limit, which is too low for our home prices, has a



dampening affect on prices here and other higher-priced areas. If this limit is raised as it is in Hawaii for example, it could make it easier for a borrower to get a loan and pay the price it takes to own a home in North County. Legislators are considering changing the conforming loan limits - but it is one of many changes to the loan industry under review. One positive factor is that interest rates seem to be trending down, including a Federal Funds Rate drop of .25% today, which could help more buyers enter and move up in this market.

For now, the market in Calavera Hills remains reasonably good although an aggressive pricing strategy is what it takes to get viewings on a home and get it sold. Calavera Hills remains a good value for families that want Carlsbad schools, but don't want to pay South Carlsbad prices.

CALAVERA HILLS REAL ESTATE SALES – Detached Homes

Active Listings Market Report for Barrington, Nantucket, Sheffield, Capistrano, Montara, The Cliffs, Ravinia and Summerhouse
 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
3432 Moon Field Dr	Summerhouse	3	2	1653	\$381	\$589,900 - \$629,900	13
3573 Sand Ct	Montara	4	3	--	--	\$629,000 - \$669,000	45
3426 Ravine Dr	Ravinia	4	3	2597	\$269	\$649,000 - \$699,000	60
3434 Rich Field Dr	Summerhouse	4	3	2165	\$323	\$649,000 - \$699,000	17
3864 Stoneridge Rd	Nantucket	4	2.5	2662	\$257	\$650,000 - \$685,000	130
3635 Promontory Pl	Barrington	4	3	--	--	\$650,000	88
3766 Saddle Dr	Capistrano	3	2.5	2726	\$275	\$699,999 - \$749,000	81
3733 Saddle Dr	Capistrano	4	3.5	3190	\$250	\$749,000 - \$799,000	33
4737 Crater Rim Rd	Ravinia	3	2.5	2170	\$345	\$749,000	6
3575 Rock Ridge Rd	Montara	4	3	2164	\$359	\$757,000 - \$777,000	76
3455 Pleasant Vale Dr	Ravinia	4	3	2705	\$295	\$769,000 - \$799,000	97
3812 Stoneridge Rd	Nantucket	4	3	2765	\$282	\$779,000	89
3500 Levee Dr	Nantucket	4	3	2462	\$321	\$789,900	63
3432 Pleasant Vale Dr	Ravinia	4	3	2597	\$323	\$799,000 - \$839,876	66
4658 Meadow Dr	Summerhouse	4	3	2805	\$296	\$799,000 - \$829,000	10
3581 Granite Ct	Montara	4	3	2861	\$300	\$824,000 - \$859,000	188
Averages		4	2.88	2537	\$305	\$750,104	66

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

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Pleasant Vale Dr	Ravinia	4	3	2705	\$248	\$629,900 - \$669,900	11/28/2007	110
Gentle Knoll St	Ravinia	4	3	2597	\$243	\$630,225	10/26/2007	59
Crater Rim Rd	Ravinia	2	2	1643	\$389	\$638,903	09/12/2007	16
Terrace Pl	Sheffield	4	3	2579	\$291	\$675,000 - 750,876	11/14/2007	71
Stoneridge Rd	Nantucket	4	3	2765	\$248	\$685,000	11/04/2007	86
Gentle Knoll St	Ravinia	4	3	2876	\$240	\$690,677	10/26/2007	31
Crater Rim Rd	Ravinia	4	3	2597	\$268	\$695,971	10/10/2007	12
Knollwood Dr	Nantucket	4	3	3325	\$249	\$775,000 - \$829,000	10/07/2007	53
Crater Rim Rd	Ravinia	4	3	2876	\$296	\$779,990 - \$850,000	10/26/2007	68
Terrace Pl	Sheffield	4	3	3315	\$256	\$799,000 - \$849,000	11/14/2007	26
Averages		4	2.90	2727	\$273	\$728,955		53

Sold SP/SF = Sold price per Square Foot

COE = Close of Escrow

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3912 Rockfield Dr	Nantucket	3	3	2050	\$573,000	\$280	11/30/2007	42
3578 Harwich Dr	Barrington	4	2.5	2160	\$599,900	\$278	09/26/2007	83
3494 Harwich Dr	Barrington	4	2.5	2160	\$609,000	\$282	11/19/2007	87
2924 Cliff Circle	The Cliffs	4	2.5	1964	\$610,000	\$311	07/10/2007	82
3648 Barranca Court	Barrington	3	2.5	1957	\$615,000	\$314	07/11/2007	9
3623 Promontory Pl	Barrington	4	3	2287	\$620,000	\$271	07/16/2007	34
3598 Bluff Court	Barrington	3	2.5	1957	\$620,000	\$317	08/01/2007	45
3941 Foothill Ave	Nantucket	4	3	2585	\$657,500	\$254	08/31/2007	19
3728 Whitesands Court	Barrington	4	3	2287	\$660,000	\$289	07/23/2007	81
3440 Moon Field Dr	Summerhouse	4	3	2476	\$675,000	\$273	07/03/2007	57
4680 Meadow Dr	Summerhouse	4	2.75	2476	\$679,900	\$275	09/07/2007	98
3580 Gorge Place	Montara	5	3.5	2556	\$692,000	\$271	07/05/2007	149
3808 Crownpoint Court	Capistrano	3	2.5	2726	\$692,000	\$254	07/20/2007	6
3968 Plateau Pl	Capistrano	3	3.5	3190	\$698,800	\$219	11/16/2007	31
3470 Moon Field Drive	Summerhouse	4	3	2170	\$710,000	\$327	08/31/2007	99
3529 Hummock Dr	Nantucket	4	3	2765	\$711,500	\$257	11/26/2007	135
3844 Stoneridge Road	Nantucket	4	3	2800	\$735,000	\$263	08/17/2007	217
3623 Contour Place	Sheffield	4	3	2579	\$735,000	\$285	07/20/2007	35
3574 Gorge Place	Sheffield	4	3	2579	\$750,000	\$291	08/16/2007	8
4764 Crater Rim Rd	Ravinia	4	3	2597	\$803,528	\$309	10/04/2007	49
3513 Levee Drive	Nantucket	4	3	2944	\$812,000	\$276	08/08/2007	7
4733 Crater Rim Road	Ravinia	5	3	2876	\$815,000	\$283	09/05/2007	54
3509 Rock Ridge Rd	Montara	4	2.5	2648	\$830,000	\$313	09/13/2007	22
3545 Rock Ridge Rd	Montara	4	3.5	2822	\$833,000	\$295	10/08/2007	57
3762 Caldera Place	Capistrano	4	3	2913	\$835,000	\$287	08/28/2007	36
3759 Caldera Place	Capistrano	4	3	2913	\$850,000	\$292	07/27/2007	41
Averages		4	2.95	2,523	\$687,021	\$293		55

This information was compiled by the Landis Real Estate Team on December 10, 2007 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation