

From the desk of Sue Landis



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Dear Calavera Hills Friends,

In this newsletter I have updates on:

- The road barriers on College Blvd and Mira Monte Drive
- Oceanside residents and school taxes
- Real Estate - Recent Sales in Calavera Hills
- Plus* – photos from the Community Garage Sale!

I hope you enjoy this newsletter, and find it informative. Your feedback, or suggestions for future newsletters, is always welcome.

Warm regards

Sue Landis

P.S. *Oh, by the way.....*

If you, or someone you know, are thinking of selling, please give me a call. I have a great 'Out of the Gate' home marketing plan, and the service I provide is second to none. Here is a recent testimonial.....

"...From the moment I stepped into Sue's open house with my clients to the close of escrow, Sue has been a pleasure to work with. She was a tough negotiator, but very fair. She was a very hard worker, but always had time to answer her calls. She was very professional, but always wore a smile. Above all, Sue treats everyone the way they want to be treated, with respect, honesty, and integrity. I would highly recommend Sue Landis to anyone looking for a realtor." Mark Dee, Realtor, zipRealty.

The Road Barriers on College Boulevard & Mira Monte Drive

College Boulevard

The City of Carlsbad has communicated that it plans to remove the road barrier on College Boulevard in **July 2004**. I have also been advised there is a possibility that this target date may be extended, however it is still too early (in terms of the road construction going on) to know whether an extension will be needed.

Another issue still to be finalized is how high the **Speed Limit** will be set on College Blvd. This is an area of concern due to the large number of children who have to cross College to go to school. As a result, several local residents have decided to lobby the City of Carlsbad to try and have the initial speed limit posted as low as possible. While the signs on College Blvd say, '25 miles an hour when children are present', the general speed limit (still to be confirmed) is likely to be set much higher than that, in the vicinity of 45 to 55 miles an hour.

Mira Monte Drive

Mira Monte Drive is the Oceanside road that forms a T-junction with Foothill Avenue in the Nantucket subdivision of our community. It currently has a barrier, and the original plan was for it to open at the same time as College Blvd.

The primary concern regarding the removal of the Mira Monte barrier is the increase in road traffic that will occur as drivers take the shortcut from Lake Blvd in Oceanside, to College Blvd. It is anticipated that this traffic will not only increase the risks for many children who walk to school en route from Foothill Avenue to Tamarack Avenue, but that it will also significantly increase the traffic congestion around the school entrance off Tamarack Ave during peak times.

As a result of Calavera Hills resident feedback, the City of Carlsbad is considering a range of options. The most likely initial outcome is that the Mira Monte barrier may be kept closed for an additional two to three months (after the opening of College Blvd) to assess the level of traffic on College and to allow traffic patterns to get established.

I have kept this update on the road barrier issues brief, so if you would like more information, you are welcome to contact me directly, or alternatively, you could attend the next Home Owners Association meeting scheduled for Thursday, May 27th at 7pm at the Calavera Community Centre located at 2997 Glasgow Drive.

Do Oceanside Homeowners in the Carlsbad School District Contribute towards School Taxes?

In my last newsletter I confirmed that children from a nearby Oceanside catchment area (to the north of Mira Monte Drive) will continue to attend the Calavera Hills Schools in the future.

One question that was raised by concerned Calavera Hills residents was whether the Oceanside homeowners in the catchment pay taxes that are used to fund Carlsbad schools.

I have confirmed with the Carlsbad Unified School District that Oceanside homeowners who are within the Calavera Hills Elementary and Middle School attendance boundaries, do have the school portion of their taxes/fees allocated to the Carlsbad Unified School District.

REAL ESTATE SALES

Market Report for Barrington, Nantucket, Sheffield, and Capistrano

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
Rockfield Court	3	3	2050	\$351	\$699,000 - \$719,000	3
Foothill Avenue	3	3	2050	\$354	\$699,995 - \$725,000	37
Foothill Avenue	3	3	2050	\$370	\$759,000	14
Stoneridge Road	5	3	2760	\$281	\$775,900	23
Cavern Place	4	4	3190	\$282	\$859,900 - \$899,900	10

Pending

OMD = Off Market Date (offer accepted)

Address	Beds	Baths	ESF	LP/SF	List Price	OMD	DOM
Barranca Court	4	2.5	2160	\$301	\$649,900	03/07/2004	2
Bluff Court	4	2.5	2160	\$340	\$695,000 - 735,000	04/22/2004	39
Stoneridge Road	4	3	2462	\$296	\$729,000	05/05/2004	38
Harwich Drive	3	3	2287	\$336	\$739,000 - 769,000	03/18/2004	3
Stoneridge Road	4	3	2760	\$272	\$749,650	04/28/2004	16
Bayview Place	4	3	2579	\$301	\$775,000	05/07/2004	13
Rockfield Court	4	3	2760	\$308	\$775,000 - \$849,876	04/30/2004	5
Stoneridge Rd	4	3	2944	\$288	\$790,000 - \$849,000	04/19/2004	39

Sold

SP/SF = Sold price per Square Foot

COE = Close of Escrow

Address	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3969 Foothill Avenue	3	3	2585	\$584,900	\$226	01/16/2004	90
3533 Hummock Dr	4	3	2944	\$665,000	\$226	1/27/2004	4
3748 Cavern Place	5	3	2913	\$680,000	\$233	03/31/2004	1
3907 Rockfield Ct	5	3	2944	\$689,000	\$234	2/25/2004	9
3693 Strata Drive	4	3	2601	\$700,000	\$269	14/04/2004	4
3832 Stoneridge Rd	5	3	2750	\$721,600	\$262	04/07/2004	18

This information was compiled by Sue Landis on May 8th 2004 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.

Thanks to everyone who helped make the Community Garage Sale on April 24th a great day!



Large or small, we sold it all...



Pierre gets into the groove!



...including the kitchen sink



Waiting for her next sale, Jackie enjoys the shade of her garage



Nils and Lauren offer lemonade and cookies to thirsty and hungry shoppers



People came from far and wide...and even rented trucks