



CalaveraHills.info!

Newsletter & Community Support Information

Presented by Steve & Sue Landis, Keller Williams Realty, Tel: 760.715.6017



Dear Calavera Hills Friends,

It's time to start your Spring cleaning and get ready for the Annual Calavera Hills **Community Garage Sale!** Last year over 60 homes participated and we'd like to exceed that this year (although you will have another chance in the Fall). Its going to be held on **March 25th** – see page 3 for details!

I'm also happy to announce that my husband Steve is joining the business as a Broker Associate. Up until now he has been providing invaluable support behind the scenes working on marketing, technology and real estate investing, along with his marketing consulting business. Now Steve will be working 100% as part of The Landis Real Estate Team and you'll see his face around our community much more.

This month's feature story is on Agua Hedionda Lagoon. For well over a year now the Lagoon Discovery Center has been up and running and this article will give you a bit more background on the lagoon and its history. We've also included an article on the construction of the new building at Calavera Elementary School, along with an update on the Mira Monte Road Barrier issue.

Also included are the regular features:

- Announcements
- Real Estate Market Update
- Real Estate Sales - summary of recent sales in Calavera Hills

As always, we hope you enjoy it!

Warm regards,

Sue & Steve Landis

P.S. We'd like to thank you for the referrals we've received from friends in Calavera Hills. Your referrals are a valued part of our business and your support is much appreciated!



This is last years sign.....

Construction Continues on the New Building at Calavera Hills Elementary

Construction is moving forward briskly for the fourth classroom building at Calavera Hills Elementary School. It is scheduled to be completed by the end of this school year, or by the beginning of the 2007 school year. Fueled by new home construction in Calavera Hills, the new building will accommodate the growing elementary school population by providing six new classrooms for a total of 190 additional students. In the original school plans, four classroom buildings were intended, but only three were built to save money at the time. Fortunately, in anticipation of needing another building, contractors installed electrical conduits and sewer lines while



constructing the original site. It's anticipated that the construction will cost \$1.2 million with an additional \$400,000 needed for furniture, equipment and architectural fees.

Update on the Mira Monte Road Barrier Issue

There has been movement with the city council and the traffic department regarding the Mira Monte road barrier issue. The road barrier is located on Mira Monte Drive, off Foothill Avenue northeast of the school on the Oceanside border. Bob Johnson, the city Traffic Engineer and his staff have been working on compiling a report on the traffic impact of opening or not opening the Mira Monte barrier. They have finished their report and will be presenting it to the city council at the end of March 2006. The current estimate is that it will make the city council agenda on March 28th, the last Tuesday of the month.

Bob was not sure whether the council will ask him to make a recommendation or just outline the impact of the different traffic scenarios. He did say that the public will have a chance to speak at the meeting, with each participant given five minutes to give their opinion or make a presentation.

Announcements:

NEW! Home Improvement Section

In our last newsletter we asked our readers for ideas on how to make the Biz Directory more useful and the response we got from several people was to create a new section focusing on individuals or companies that do a good job in improving homes or maintaining them. So...we've decided to put together a list of local providers that have proven to do a great job for Calavera Hills residents. All additions to this list will need at least 3 glowing references from within the community. But check out the new page on www.CalaveraHills.info called 'Home Improvement'. We'll start with a couple of businesses and this will grow over time as we get more references. If you have a person or company that you'd like to recommend, give us a call or input their information on the 'Contact Us/Feedback' page of this website and we'll get right back to you.

New HOA for Calavera Hills I

The communities of Barrington, Capistrano, Nantucket and Sheffield have a new HOA management company. They are Bruner & Rosi Management, Inc. 5651 Palmer Way, Suite A Carlsbad, CA 92010-7244. Tel. 760.603.9404. Website: www.brunerrosimgt.com. The association manager is Helen Yakely.

Start Fresh This Spring!

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

Saturday, March 25th, 7am - 1pm

and get rid of your unwanted things...

Last year over 50 homes participated. 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 Guide to make it as successful as possible.

So give us a call at (760) 715-6017, 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!

Agua Hedionda Lagoon

About a 1/2 mile to the west of Calavera Hills is the Agua Hedionda Lagoon. There is a trail system for hiking, a Lagoon Discovery Center on Cannon Road and extensive water sports enjoyed on the west lagoon area. The Agua Hedionda Lagoon is unique among San Diego County lagoons, in that recreational and commercial uses are permitted; yet the lagoon is a healthy, tidal body, with large wetlands supporting several endangered species.



The majority of the lagoon is owned and maintained by Cabrillo Power II, owners of the power plant located on the outer segment of the lagoon. The entire 400-acre lagoon, created in 1954, was completely re-dredged in 1998 to an average depth of 8 to 11 feet, significantly increasing tidal flushing. An extensive eelgrass planting program was initiated after the dredging, resulting in additional marine nursery areas.

The City of Carlsbad regulates boating on prescribed portions of the inner lagoon, and the YMCA operates a canoeing center over by the I5 Freeway. Two aqua-culture facilities enjoy the tidal health of the lagoon—a white sea bass research facility jointly managed by Hubbs/Seaworld and California Department of Fish and Game (CDFG) and a commercial mussel growing facility. In 2000, CDFG acquired 186 acres of wetland located at the eastern end of the lagoon for an Ecological Reserve. The Agua Hedionda Lagoon Foundation manages a 3800 sq. ft. Discovery Center, with educational displays, scheduled lectures and foot





The Discovery Center – open by appointment

access to the wetlands and lagoon.

The watershed is fed by the Agua Hedionda and Macario Creeks and is a component of the Carlsbad Hydrologic Unit. The creeks are normally a trickle in the summer but become sources of storm water runoff from continuing residential and commercial development. The lagoon and wetland form a major element of Carlsbad's Habitat Management Program and are connected by corridors to other elements of the program. The wetlands and surrounding slopes

of coastal sage scrub provide habitat for sensitive species including the California gnatcatcher, least Bell's vireo, light-footed Clapper rail, and others.

The Agua Hedionda Lagoon Foundation was established as a non-profit corporation in 1990 to help conserve, restore and enhance the environmental features of the Agua Hedionda Lagoon, marsh, wetlands and watershed area, to protect sensitive land through acquisition or other means and to promote balanced recreational and commercial uses consistent with assured future lagoon vitality. The Foundation serves as an advocate for the lagoon and is a strong supporter of public access, trails and recreational opportunities.



Work on dredging Agua Hedionda Lagoon – mid-20th century

It co-promotes twice annual clean-up days. Members receive a quarterly newsletter, 'The Watermark' and can enjoy Foundation sponsored tours of the Carlsbad Aqua farm mussel growing facility and the Hubbs-Seaworld sea bass nursery. The Foundation welcomes volunteer participation on its committees including the Trails, Nature Center, Recreation, Dredging, Fundraising and Communication committees, and, of course, on clean-up days!

If you have any questions or comments regarding the foundation or what you can do to help, please email Herb Papenfuss, the President, at: president@aquahedionda.org

Satellite image of Agua Hedionda Lagoon



Real Estate Market Update

In **Carlsbad**, appreciation figures for 2005 're-sale homes' are in and they show an average increase of about 5%- 7%, far below the blistering, double digit pace set over the last few years – but still in positive territory. The volume of sales is also down, consistent with the rest of California. The following chart shows the median price in each of Carlsbad's four zip codes and the percent change from the prior year for single family detached and attached homes:



| Zip | Detached | | | Attached | | | Price/Sq Ft (detached only) |
|--------------|----------|--------------|--------------------|----------|--------------|--------------------|-----------------------------|
| | # Sold | Median Price | % Change from 2004 | # Sold | Median Price | % Change from 2004 | |
| 92008 | 214 | \$738,000 | 6.8% | 115 | \$508,000 | 14.1% | \$374 |
| 92009 | 531 | \$775,000 | 4.7% | 400 | \$440,000 | 7.9% | \$332 |
| 92010 | 160 | \$660,000 | 5.1% | 96 | \$420,000 | 3.7% | \$328 |
| 92011 | 265 | \$837,000 | 5.3% | 177 | \$625,000 | 7.0% | \$365 |

*numbers compiled by Chicago Title

Calavera Hills has had a lot more activity in the first two months of 2006 than we would have expected. There are now 21 homes for sale (see 'Real Estate Sales' on the next page) – which is the highest inventory we have ever had in our community. This time last year there were 10 homes for sale. A key contributor to this situation is the quantity of new homes that have been built within the last 5 years in Calavera Hills. McMillin and Brookfield have sold upwards of 350 new homes in Calavera Hills over the last year (not included in the resale numbers above). In Calavera Hills there are four new communities of Summerhouse (now sold out), Montara, Ravinia and Mystic Point (attached homes). Not to mention all the other significant new home developments in Carlsbad like Bressi Ranch. This current scenario provides buyers with a lot of choice and some of the new home developments are now offering incentives such as flooring allowances.

Despite all this competition, we are encouraged that both January and February have been busy months for resale home activity in Calavera Hills with seven homes going into escrow (see 'Real Estate Sales' on the next page).



The buyers are out there and while they are more confident now compared to the second half of last year, they still careful and want to feel they are getting value for money. The key thing for home sellers to remember is that overall the market has flattened out in terms of pricing, and that homes are staying on the market longer – the average is now about 60 days compared to 28 days at the same time last year. For home buyers, the rates have edged up a little since last year, but they are still at historic lows. If you are considering trading up or trading down, now is a good time to buy!

REAL ESTATE SALES

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

Active Listings

ESF = Estimated Square Feet LP/SF = List price per square foot DOM = Days On Market *Single-Family Attached Homes

| Address | Neighborhood | Beds | Baths | ESF | LP/SF | List Price | DOM |
|------------------|--------------|------|-------|------|-------|-----------------------|-----|
| Jetty Point* | Mystic Point | 3 | 2 | 1363 | \$359 | \$460,000 - \$489,900 | 113 |
| Jetty Point* | Mystic Point | 3 | 2.5 | 1535 | \$358 | \$519,000 - \$549,000 | 7 |
| Rockfield Court | Nantucket | 3 | 3 | 2050 | \$320 | \$655,000 | 15 |
| Sandpoint Court | Barrington | 3 | 2.5 | 1957 | \$362 | \$669,000 - \$709,000 | 26 |
| Rich Field Drive | Summerhouse | 3 | 3 | 2164 | \$323 | \$698,000 | 6 |
| Rock Ridge Road | Montara | 3 | 3 | 1658 | \$422 | \$699,990 | 116 |
| Cay Drive | Barrington | 4 | 3 | 2287 | \$327 | \$719,000 - \$749,000 | 110 |
| Harwich Drive | Barrington | 4 | 3 | 2160 | \$340 | \$735,000 | 16 |
| Ravine Drive | Ravinia | 3 | 2.5 | 2170 | \$353 | \$739,000 - \$766,000 | 6 |
| Rock Ridge Road | Montara | 4 | 3 | 2163 | \$345 | \$745,990 | 4 |
| Moon Field Drive | Summerhouse | 4 | 3 | 2476 | \$319 | 749,900 - \$789,900 | 40 |
| Crownpoint Court | Capistrano | 3 | 2.5 | 2726 | \$288 | \$785,000 | 20 |
| Strata Drive | Sheffield | 4 | 3 | 2579 | \$321 | \$799,000 - \$829,000 | 30 |
| Flat Rock Street | Montara | 4 | 3.5 | 2632 | \$319 | \$799,000 - \$839,000 | 22 |
| Gorge Place | Sheffield | 5 | 3 | 2865 | \$296 | \$799,000 - \$849,000 | 10 |
| Saddle Drive | Capistrano | 4 | 3.5 | 3190 | \$298 | \$850,000 - \$949,876 | 9 |
| Strata Drive | Sheffield | 5 | 3 | 3373 | \$267 | \$859,000 - \$899,000 | 3 |
| Saddle Drive | Capistrano | 3 | 2.5 | 2913 | \$305 | \$889,000 | 19 |
| Rock Ridge Road | Montara | 3 | 3 | 2691 | \$350 | \$942,000 | 144 |
| Granite Court | Montara | 4 | 3 | 2861 | \$332 | \$950,000 | 14 |
| Rock Ridge Road | Montara | 4 | 4 | 2822 | \$339 | \$956,000 | 134 |

Pending

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

The Landis Team's Listings!

| Address | Neighborhood | Bed | Bath | ESF | LP/SF | List Price | OMD | DOM |
|------------------|--------------|-----|------|------|-------|-----------------------|------------|-----|
| Jetty Point* | Mystic Point | 3 | 2.5 | 1535 | \$355 | \$525,000 - \$545,000 | 02/21/2006 | 7 |
| Promontory Pl | Barrington | 4 | 2.5 | 2160 | \$336 | \$725,000 | 01/13/2006 | 10 |
| Bluff Court | Barrington | 3 | 3 | 2287 | \$350 | \$725,000 - \$799,876 | 02/10/2006 | 33 |
| Pleasant Vale Dr | Ravinia | 4 | 3 | 2705 | \$271 | \$733,500 | 02/08/2006 | 58 |
| Foothill Avenue | Nantucket | 4 | 2.5 | 2642 | \$287 | \$739,000 - \$759,000 | 02/24/2006 | 151 |
| Strata Drive | Sheffield | 5 | 3 | 2865 | \$307 | \$839,900 - \$879,900 | 02/07/2006 | 54 |
| Shale Court | Capistrano | 4 | 3.5 | 3190 | \$285 | \$880,000 - \$910,000 | 02/20/2006 | 7 |

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 |
|----------------------|--------------|------|-------|------|------------|-------|------------|-----|
| 3580 Gorge Place | Montara | 5 | 3.5 | 2592 | \$794,014 | \$306 | 08/23/2005 | 201 |
| 3611 Contour Place | Sheffield | 5 | 3 | 2865 | \$865,000 | \$302 | 08/26/2005 | 144 |
| 3561 Sand Court | Montara | 4 | 3 | 2691 | \$729,000 | \$271 | 09/21/2005 | 29 |
| 3703 Jetty Point* | Mystic Point | 3 | 2 | 1363 | \$470,000 | \$345 | 10/21/2005 | 38 |
| 3669 Strata Drive | Sheffield | 5 | 3 | 3373 | \$915,000 | \$271 | 10/25/05 | 29 |
| 3677 Strata Drive | Sheffield | 4 | 3 | 2579 | \$792,000 | \$307 | 11/30/2005 | 18 |
| 3748 Cavern Place | Capistrano | 5 | 3 | 2913 | \$780,000 | \$285 | 12/01/2005 | 12 |
| 3970 Foothill Ave | Nantucket | 3 | 2.5 | 2050 | \$659,000 | \$321 | 12/02/2005 | 9 |
| 3758 Saddle Drive | Capistrano | 4 | 2.5 | 2913 | \$805,000 | \$276 | 12/03/2005 | 211 |
| 3565 Rock Ridge Road | Montara | 3 | 3 | 2026 | \$845,000 | \$417 | 12/15/2005 | 53 |
| 3614 Jetty Point* | Mystic Point | 3 | 2.5 | 1535 | \$464,098 | \$302 | 12/30/2005 | 26 |
| 3763 Jetty Point* | Mystic Point | 3 | 2.5 | 1535 | \$525,000 | \$342 | 01/11/2006 | 13 |
| 3809 Shale Court | Capistrano | 4 | 2.5 | 2913 | \$800,000 | \$275 | 01/17/2006 | 16 |
| 3610 Jetty Point* | Mystic Point | 3 | 2.5 | 1390 | \$493,000 | \$355 | 02/10/2006 | 75 |
| 3804 Stoneridge Road | Nantucket | 4 | 3 | 2944 | \$833,000 | \$292 | 02/27/2006 | 20 |

This information was compiled by Sue Landis on February 28, 2006 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.