



CalaveraHills.info!

Newsletter & Community Support Information

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



Dear Calavera Hills Friends,

Winter is upon us and it's cold! Of course we have to count our blessings regarding how we live in such an ideal climate. Our idea of a 'cold day' is slightly different than most places in the country. I must admit that it's nice to have a bit of a change of seasons and turn on the heater once or twice a year. I also know that once or twice is quite enough! I'll gladly take a few Santa Ana days sprinkled into our Winter months.

I have an important announcement – I have moved my business to *Keller Williams Realty*. Keller Williams is a great company. It's the fastest growing real estate company in the US right now and is the fourth largest overall. The reason for their growth is their innovation, plus the fabulous resources they have available to their agents – resources that will help me serve my clients better and better help them achieve their real estate goals. So if you see my new signs...yes it's me, I'm still here, just with a new look and a new company and very excited about the future!

In this newsletter we take a look at an update on the dam at Lake Calavera and how the city plans to control any spill-over this year. We've also included an update on the new truck routes approved in Carlsbad. And our special feature is on the Calavera Hills Community Park (and Community Center) and how you can take advantage of many opportunities for recreation and volunteering.

Also included are the regular features:

- Announcements - (including the scheduled dates for not one, but two! Community Garage Sales in Calavera Hills in 2006)
- Real Estate Market Update
- Real Estate Sales - summary of recent sales in Calavera Hills

I hope you have a wonderful holiday season and a great start to 2006!

Warm regards,

Sue Landis

P.S. One of the best types of compliments that anyone can receive is from ones peers. I received a commendation from an agent on the other side of a listing I had and wanted to share it with you...

"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, Zip Realty

www.CalaveraHills.info

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City Plans To Rent Pumps To Control Calavera Lake Levels

Earlier this year the city had put forward a proposal to fix Lake Calavera's long-broken dam control valves by draining the lake, giving workers easy access to the valves. That proposal was turned down by the council due to strong concerns from citizens and environmental groups, which has delayed fixing the valves. Last year, however, the heavy rains caused spillover of the dam, with no control over the flow of water or the erosion downstream. On Tuesday, December 7th, the Carlsbad City Council voted to rent large-capacity pumps to temporarily control water levels this spring.

The council agreed to spend \$50,000 of rental fees on pumps that can handle 4,500 gallons of water a minute. The pumps will be dropped into the lake if it appears to be approaching its spill-over level. Using the pumps would allow the city to control the water leaving the dam and manage the erosion downstream. This is a relief to residents of Rancho Carlsbad, which sits in the path of three water sources - water from Lake Calavera, east from the hills above Canon Road and from Agua Hedionda Creek from the south. Ironically the pumps may not even be used, given the low level of rains experienced so far this year. The city does plan to fix the valves next year so the pump rental should be limited to this Winter and Spring.



For two recent North County Times articles, go to the 'Newsletters & News' page of www.CalaveraHills.info.

Truck Routes To Stay Away From Schools

Last month we reported on the proposal to add more truck routes to the approved list of streets within Carlsbad to handle truck traffic. Vehicles of more than 14,000 lbs are required to use these signed routes as they make their way through town. There were 5 additions to the proposed list, with College Blvd and Cannon Road being the ones that could have a big impact on Calavera Hills. Two other sensitive areas for school children were around La Costa Valley and Rancho Carrillo.

According to the city traffic engineer Bob Johnson, the staff evaluated the new circulation routes and recommended three routes that were approved at the meeting – these are Melrose Drive north of Palomar Airport Road, Faraday Avenue east of Cannon Road and College Boulevard between Palomar Airport Road and El Camino Real. These routes will have no impact on Calavera Hills.

If you'd like to view two recent articles on this topic, including a map of the truck routes, from the North County Times and The Coast News, go to the 'Newsletters & News' page of www.CalaveraHills.info.

Announcements:

New Biz Directory Concept - We'd Like Some Suggestions

We have been looking for ways to make the business directory more useful and valuable to residents in Calavera Hills (the 'Biz Directory' is a page on www.CalaveraHills.info that lists companies of Calavera Hills residents). So we are now opening it up to businesses outside of Calavera Hills who do a good job of serving our community. We'd like your input - so let us know if you have any companies that you've had a really good experience with - keep in mind that we only want companies or service people that have a stellar product, service and value track record. You can call us at 760.715.6017 or go to the 'Contact Us & Feedback' page on www.CalaveraHills.info and submit your comments there. Thanks!

Two Garage Sales Scheduled For 2006 In Calavera Hills!

In response to requests from people in the community, The Landis Real Estate Team will be sponsoring two Community Garage Sales in 2006 in Calavera Hills. They will be held in the Spring and the Fall on the following dates:

Saturday, March 25th, 7am - 1pm
Saturday, September 23rd, 7am - 1pm

We will also be expanding the participants to include the new communities of Montara, Ravina, Summerhouse and Mystic Point, in addition to Barrington, Nantucket, Sheffield and Capistrano. So that should attract a huge crowd of buyers on the day!!

The way that the Community Garage Sales will work is that we get a list of all the residents that want to participate (that's you!). We then place newspaper advertising, including the Pennysaver, to make people aware of the time and place and get people out to the community. We'll also create a map of all of the homes that are participating and publish it on the www.CalaveraHills.info website and have copies available at the corner of Tamarack and College on the day of the garage sale. Also, on the morning of the Community Garage Sale, we place directional signs near I78 on College and on El Camino Real to make it easier for people to find Calavera Hills.

All you have to do is organize your stuff and lift your garage door on the day of the sale. Also, if you sign up in advance, we'll provide you with some pricing stickers and some more information on how to make your sale as successful as possible. It also helps us with planning and your home gets listed on the map.

So give us a call or submit your sign-up on the '**Garage Sale**' page on www.CalaveraHills.info. Don't miss it - it's fun and you get some money for things that you don't need anymore.

One last note, anything that you don't sell and want to get rid of after the sale, we'll be working with a charity to collect unsold items.

CalaveraHills.info! To Be Published 6 Times In 2006

CalaveraHills.info! will come out with six editions in 2006. If you'd like to make an announcement or include a story, let us know and we'll include it. The following are the dates for the newsletter – keep in mind that we'll need any material to be included about 1 – 2 weeks before we send it out.

February 15th
April 15th
June 15th
August 15th
October 15th
December 15th

Calavera Hills Community Park

One of the truly great resources we have in our community is the Calavera Hills Community Park. It's 16 acres and includes 3 large multi-use playing fields, play areas for young children, tennis courts and a community center with meeting rooms, a cooking kitchen and a wood-floor basketball and volleyball gymnasium.

A variety of classes and activities are held at the park year-round. In fact, the Carlsbad Community Services Guide was just mailed to Carlsbad residents that lists what classes and activities are offered, the times and where. The most popular, according to Christina Sebring, the office manager and one of 3 full-time staff at the park, "are dance, gymnastics and pre-school. But one of the most fun are the cooking classes and we take all ages, including as young as 5 years old. Tennis and art for adults are also really popular. Of course it all depends on what you like to do." Classes are typically held at more than one of the community park locations – so if you miss one or if it's full, you may be able to sign up at another location.

Signing up for classes and activities has been made easier this year. Once you are registered with the City Parks and Recreation, then you can sign up for classes and activities online at www.CarlsbadConnect.org. To register with the City, just go to Calavera Hills Community Center between 8am and 5pm and they'll give you an online Client ID and Family PIN (proof of residency in Carlsbad is needed – property tax papers, utility bill, rental lease, imprinted address on a check or a drivers license will suffice). Some classes, however, are not included online and they are priority enrollment (which means you need to get on the list early). The dance classes, gymnastics and preschool fall into that category. Enrollment dates for the Winter 2005/Spring 2006 classes begin Wednesday, December 14th at 7am.

Youth sports leagues are also very popular, with Adult Softball, Soccer and Basketball leagues coming in 2006. If you ever want to reserve a softball field at Calavera Hills Community Park, you need to do it well in advance of the date you would like. Several Leagues from all over the city use the park and keep it active year-round. You can also reserve a room for a meeting. Just call Jesse Almada, the Recreation Supervisor at the park, and he can help you out. They also manage the Laguna Riviera park near the Kelly Elementary School on Park Drive.

In addition to the 3 full-time staff listed below, they have about 10 part-time employees helping out at different times. There are also a number of volunteer opportunities to help around the office, answer phones, organize sports equipment, etc. Just contact Sue Irey at the Community Center.



And lastly, don't forget the Jazz in the Park that comes to Calavera Hills Community Park each August. The concerts have become a summer tradition in Carlsbad. Every Friday evening from 6pm – 8pm music enthusiasts bring their picnic baskets and chairs to enjoy a concert under the stars. It's a great evening out for the whole family and one of the best parts – it's free!

Lori Swenck – Recreation Area Manager
Jesse Almada – Recreation Supervisor
Christina Sebring – Office Specialist
Telephone: (760) 602-4680



www.CarlsbadConnect.org



Real Estate Market Update



We believe that the medium and long-term outlook for the San Diego market is very positive. Because the property runs in cycles, there will be some ups and downs along the way. **The property market nationally** is starting to show some signs of cooling off. Although that simply means that the appreciation rates that have been in the 14% range, have dropped back to a little over 12%. According to the Federal Reserve Bank ('the Fed'), "residential real estate market activity remained high, but a number of districts have reported a slowing of activity." When they talk about 'activity' they are referring to the number of sales closed. In fact the National Association of Realtors reported that home sales in October dipped by 3.2%.

Experts are pointing to investors as the key to the slowdown. In some hot investment markets investors were accounting for 20-30% of sales. Anecdotally, many Realtors have been reporting that sales to investors have dropped significantly in the last few months. Included in this category are families that have been buying second homes or vacation homes as investments. Not too surprisingly, some of the hottest investment markets like Phoenix are now reporting that sales of homes are primarily investors bailing out of speculative investments. One researcher from Arizona State University reported that 30% of homes on the market in Phoenix were listed by investors.

Another national indicator of a slowing market is that permits for new home construction dropped 5.6% from September to October. While this might be somewhat typical for late Summer, it was accompanied by a decline in applications for home mortgages. And while mortgage rates remain at historically low levels, conventional 30-year mortgages are trending up and now stand at about 6.25%, close to a .5% increase over the last 6 months. If this trend continues, it could have an important dampening affect on prices as fewer people can afford to buy in an already relatively expensive housing market.

In **California**, homes are generally staying on the market longer than they have in several years, according to the UCLA Anderson Forecast. And there have been some significant declines in the number of home sales led by **San Diego County**, the San Francisco Bay Area and the northern Central Valley. The county sales figure is down 12.7% from October 2004. While volume has been dropping, San Diego County showed a reasonably healthy appreciation rate from November 2004 to November 2005 of 6.4%. The lack of sales volume, however, could have an increasingly negative affect on the market. As of last week there were 14,141 homes on the market in San Diego County, with 3,937 homes sold in November this year. That means for every home sold, two homes are going on the market and competing for one buyer. That could mean a downward pressure on prices, at least in the short-term.

In **North County**, we defied some of the dire predictions by achieving an overall appreciation rate of 14% from November 2004. The North County median price for a single-family detached home this November was \$644,899, up from \$565,000 last November. This very healthy increase was largely unexplained from the data, but some industry observers felt that there may have been a larger portion of buyers looking for long-term acquisitions and properties in more expensive areas, versus investors who tend to buy the cheaper properties and drive the averages down.

One of the key differences in **Calavera Hills** this year over last year continues to be the 'days on market' number (which is the number of days a home takes to sell). For the homes that have sold in Calavera Hills over the last 6 months, it's taken an average of just over 50 days to sell a home. Last year using the same criteria homes were selling in just under 30 days. Prices have flattened out as well. While there have been some exceptions, overall, we're seeing homes sell at similar prices now compared to what we saw at the end of 2004 and early in 2005.

It seems that real estate appreciation has 'taken a breather.' Many experts look at this as part of the typical cycle of real estate ups and downs. Except for a few homeowners that have cashed in and moved to a cheaper market, there are no large economic factors that could replicate the downturn of the early 1990s. And there is a continuing demand for housing in San Diego County, particularly for homes within a few miles of the ocean. This coming new year and Spring market will be an important period to see how our market fares in the short-term, with increased inventory and marginally higher interest rates.

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	\$366	\$469,000 - \$499,000	38
Jetty Point*	Mystic Point	3	2	1363	\$366	\$465,000 - \$499,876	84
Jetty Point*	Mystic Point	3	2	1363	\$363	\$495,000	109
Jetty Point*	Mystic Point	3	2.5	1390	\$355	\$494,000	44
Jetty Point*	Mystic Point	3	2.5	1535	\$351	\$489,000 - \$539,888	9
Backshore Court*	Mystic Point	3	3	1390	\$378	\$519,000 - \$525,000	170
Rockfield Court	Barrington	3	3	2050	\$351	\$669,000 - \$719,000	83
Cay Drive	Barrington	4	3	2300	\$326	\$719,000 - \$749,000	35
Harwich Drive	Barrington	4	3	2287	\$328	\$729,000 - \$749,000	23
Bluff Court	Barrington	4	2.5	2160	\$331	\$714,000	27
Foothill Avenue	Nantucket	4	2.5	2642	\$287	\$739,000 - \$759,000	79
Foothill Avenue	Nantucket	5	3	2755	\$279	\$739,000 - \$769,000	38
Shale Court	Capistrano	4	2.5	2913	\$281	\$789,000 - \$819,000	15
Rill Court	Nantucket	4	3	2944	\$323	\$950,000	120
Flat Rock Street	Montara	4	3.5	2632	\$330	\$799,000 - \$869,000	29
Rock Ridge Road	Montara	4	4	2822	\$339	\$956,000	59
Rock Ridge Road	Montara	3	3	1658	\$438	\$725,489	41
Rock Ridge Road	Montara	3	3	2691	\$350	\$942,000	69

Pending

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

Sue's Listings!

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	OMD	DOM
Jetty Point	Mystic Point	3	2.5	1535	\$302	\$464,098	10/21/2005	3
Rock Ridge Rd	Montara	3	3	2026	\$426	\$845,000	11/25/2005	52

SOLD BY SUE

Sold

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

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3848 Stoneridge Road	Nantucket	3	3	2050	\$660,000	\$322	05/02/2005	60
3948 Plateau Place	Capistrano	4	3	2913	\$799,000	\$274	05/05/2005	0
3598 Granite Court	Montara	5	3.5	2622	\$740,000	\$282	05/13/2005	125
3534 Harwich Drive	Barrington	4	2.5	2160	\$699,000	\$324	05/20/2005	4
3732 Whitesands Court	Capistrano	3	2.5	2160	\$699,000	\$324	06/01/2005	13
3919 Rill Court	Nantucket	4	3	2944	\$825,000	\$280	06/14/2005	8
3729 Saddle Drive	Capistrano	4	3.5	2900	\$805,000	\$278	06/22/2005	22
3635 Barranca Court	Barrington	4	2.5	2160	\$675,000	\$313	07/01/2005	21
3637 Strata Drive	Sheffield	5	3	2865	\$850,000	\$297	07/05/2005	0
3644 Barranca Court	Barrington	3	2.5	2160	\$685,000	\$317	07/25/2005	16
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	208

This information was compiled by Sue Landis on December 15, 2005 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.