



CalaveraHills.info!

Newsletter & Community Support Information

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



Dear Calavera Hills Friends,

It's unbelievable but it's already the end of April! Although Summer seems like it can't get here soon enough with all of the rain and coldish weather we've been having.

The feature article this month focuses on a very interesting family in the history of Carlsbad. The Kelly family once owned a large part of what is now the City of Carlsbad, being the lucky inheritors of one of the most successful cattle ranches in the state. Of course they eventually sold most of their holdings, which partly became Calavera Hills. We thought you'd like to hear a bit of their background.

We're very happy to announce that the City Council has voted to keep Mira Monte Drive closed to vehicle traffic! In a vote of 5-0, the Mayor and the Council voted to remove the cement barrier and replace it with an attractive fence with pedestrian access. Read about it on page 3!

Many of you participated in the Calavera Hills Garage Sale on March 25th. There were a lot of eager buyers out and about in Calavera Hills and quite a few items changed owners! We really enjoy these days in the community. And you'll have one more chance this year on September 23rd from 7am – 12noon.

This newsletter also has the regular features of:

- Announcements
- Real Estate Market Update

We hope you enjoy it!

Warm Regards,

Sue & Steve Landis

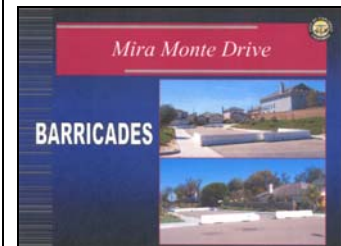
P.S. We're really happy and enthusiastic about serving the Calavera Hills community. And our enthusiasm and skill show up in the numbers – over the last 6 months 54% of the re-sale detached homes in Calavera Hills were sold by The Landis Real Estate Team (see page 6)*. Please feel free to call us for questions you might have about Calavera Hills or real estate in general. We are pleased to help you.

*Based on Multiple Listing Service data for neighborhoods listed on page 6. If your home is currently listed with another company, please do not consider this a solicitation.

In this issue...



The Kelly Family and Calavera Hills



Finally! The Council Decides



The CH Spring Garage Sale

The Kelly Family and Calavera Hills

What is now Calavera Hills was once a part of the Kelly family holdings. It has quite an interesting story behind it. As part of the Rancho Agua Hedionda, which contained 13,400 acres and included most of what is known as Carlsbad today, Calavera Hills was included in an 1842 land grant from Mexican Governor Pio Pico to Juan Maria Marron.



One of the Kelly Ranch homestead sites (early 1900s). This site is southwest of Cannon Rd and El Camino Real.

In 1860, using the entire land grant as collateral, a member of the Marron family borrowed \$6,000 from Mr. Frances Hinton, a wealthy miner from Yuma. When the loan came due, Marron found himself unable to pay his debt and title to Rancho Agua Hedionda was transferred to Hinton.



The Kelly clan, 1890s

More interested in mines than his new ranch lands, Hinton immediately began looking for a manager to run his property. Upon crossing paths with his former Army Quartermaster and friend Robert Kelly, Hinton formed a partnership with Kelly that would last a dozen years and spawn one of the most successful family-owned ranch operations in the state.

Born on Christmas day in 1825, Robert Kelly was raised on a farm and trained as a carpenter in the lush valleys of the Isle of Mann near Ireland. When he was 16, Kelly and his family left their homeland and sailed to America where they landed in New Orleans.

In the summer of 1850, Robert joined the U.S. Army and headed west toward opportunity and adventure. During his journey toward the Pacific Ocean, Kelly was hired by the Federal Government to build a ferryboat to cross the roaring Colorado River. At one point he served as wagon master to a six-mule team. And when he finally reached San Diego, he immediately found a job constructing San Diego's first wharf.

By 1852, Kelly had put down roots and was a part-owner in the Jamacha Ranch, located about 12 miles east of downtown San Diego. Five years later, Kelly sold his interest in the ranch and opened a mercantile business located in San Diego's Old Town. Within three years Kelly was back in the cattle business, in partnership with his old pal Hinton.

Under Kelly's watch, the Rancho Agua Hedionda flourished and Kelly's reputation as a true cattleman grew. In 1872, after Hinton fell ill and died, Kelly received full ownership of the property. Upon his own death 18 years later, Robert Kelly, a steadfast bachelor, willed the Ranch to his nine nieces and nephews. Individual parcels were staked and the children established their own lives on and off the property.

Epic changes followed. San Diego grew into a major metropolitan area and new settlements began to emerge around the rancho's perimeter. By 1950, the once vast rancho consisted of less than 3,000 acres. It appears that Calavera Hills was part of Lot 'C – Emma Kelly's holding - and

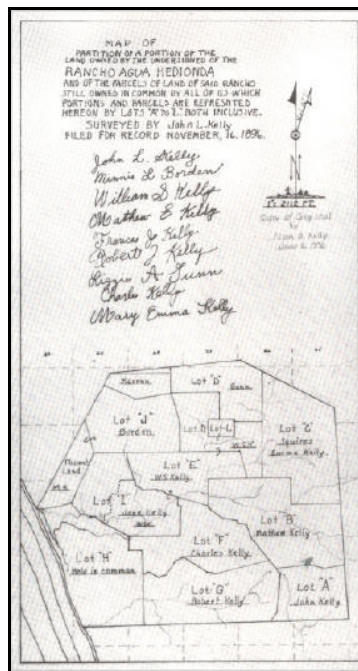
subsequently was sold and ended up as city property in the 1970s. Today, many of the Kelly family and descendants still live in the area and they hold frequent (and large!) family reunions in Carlsbad.



The Kelly family at Oceanside Christian Church in 1910



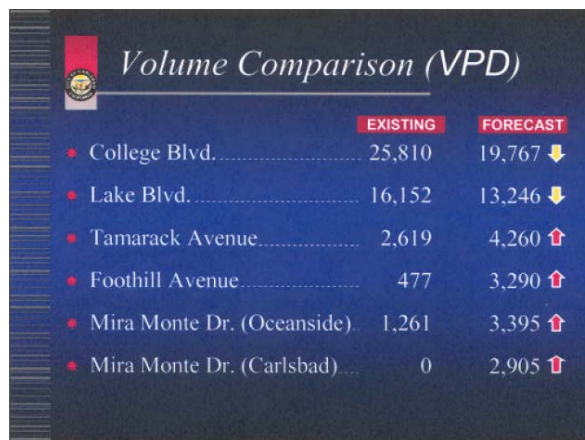
Irwin Kelly, 1959



Agua Hedionda Ranch -
The Kelly parcel map

It's Unanimous!: The Mayor and the City Council vote 5-0 to keep Mira Monte Drive closed

With a great turn-out of Calavera Hills residents (at least 80 people) and with many effective speeches, the Mayor and City Council decided to keep Mira Monte closed. The risk to child and pedestrian safety was key to getting the decision. The traffic study, which was commissioned by the Council last year and carried out by an independent consulting firm, showed that if the road barriers were removed, traffic volumes on Foothill Avenue would far exceed the city engineering standards for a residential street (that number is 2,000 vehicles per day). The study projected, as is shown on the slide, that Foothill Avenue would have projected vehicle traffic of 3,290 per day, 64% above the city standard. This would have affected many of the surrounding streets as well, along with causing a large increase in traffic on Tamarack Avenue, both the north and the south portions of the loop east of College Blvd.



The key slide in the presentation given by Bob Johnson, the city traffic engineer. Note the increase on Foothill Avenue (VPD = vehicles per day)

In the part of the meeting where the Mayor and council members gave their comments, several council members and the Mayor stated that Carlsbad does not go against its standards nor would it sacrifice safety for convenience. They also unanimously agreed to install an attractive wrought iron gated fence with masonry pillars (they showed a picture which looked very nice). Emergency access would be possible for police and fire vehicles, using an electronic device. There would also be pedestrian and wheelchair access. Bob Johnson, the traffic engineer, also stated that as part of the design, the Carlsbad side of Mira Monte Drive would be a 'no-parking' zone.

Another Spring Garage Sale A Success!

On a sunny day in March (one of the few!) the Calavera Hills Spring Garage Sale commenced at 7am and buyers were lining the streets. There were over 90 homes that participated, which is a new record. Many participants sold most of their stuff or sold out by the end of the day. It was a lot of fun with whole families getting into the negotiations, along with kids selling lemonade. There was even a very friendly Labrador Retriever with a 'not for sale' sign around his neck! Everything from cars, to beds, to belts were on sale. We're not sure if the car in the picture below sold, but we were told that one resident got an offer for his car while tending to other items. You'll have another chance on September 23rd from 7am – 12noon. Don't miss it!



Several Trees Have Been Removed In Calavera Hills – Here's Why

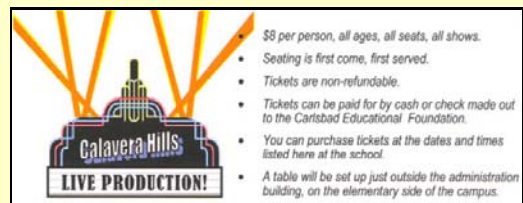
Many of the Sycamore and Iron Bark Eucalyptus trees planted by the developers of Calavera Hills were cut down and removed from several areas around Calavera Hills I (Barrington, Capistrano, Nantucket and Sheffield). The Sycamores were diseased and were dropping their leaves too quickly. The Iron Bark Eucalyptus were brittle, causing some dangerous branch situations, and some were just put in the wrong place. Most of the trees will be replaced with a better grade of tree. If you have further questions, please contact Helen Yakely of Bruner & Rosi Management, at (760) 603-9404.

Announcements:

At the Calavera Hills School...



April 27th	7:00 PM	Ruby Cast
April 28th	7:00 PM	Emerald Cast
April 29th	7:00 PM	Ruby Cast



This is the second weekend of this very successful production. Read a 04/24/06 North County Times article on Coyote Cavern Productions on www.CalaveraHills.info 'Newsletters & News'!

Coming Soon...!

OPENING SEPTEMBER 2006



Carlsbad Country Day School
the end depends on the beginning
6 weeks to 6 years



5150 Hemingway Drive
Carlsbad, CA 92008

For more information, go to www.CarlsbadCountryDay.com , or call (760) 804-0550
Melissa & Daniel Murphy are the owner/operators

Real Estate Market Update

This month for Calavera Hills we've broken out the Detached homes and Attached homes to make it easier to compare prices, sizes and days-on-market numbers. Below are the sales for Mystic Point. The construction on a number of new homes on Peninsula Drive is being completed, which is east of College Blvd. Many of these new homes are now being put on the Multiple Listing Service. In the recent past, Brookfield Homes was doing all of the selling out of there sales office and not formally 'listing' the homes. However, they are now using the MLS for greater exposure.



Mystic Point

REAL ESTATE SALES - Attached Mystic Point neighborhood of Calavera Hills

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
Peninsula Drive	Mystic Point	2	2	1363	\$338	\$461,200	49
Peninsula Drive	Mystic Point	3	2.5	1411	\$345	\$487,300	47
Peninsula Drive	Mystic Point	3	2.5	1411	\$348	\$490,800	47
Jetty Point*	Mystic Point	3	2.5	1535	\$349	\$520,000 - \$535,000	12

Pending

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

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Jetty Point	Mystic Point	3	2	1363	\$326	\$445,000	04/24/2006	169
Peninsula Drive	Mystic Point	2	2	1363	\$346	\$472,156	04/05/2006	33
Peninsula Drive	Mystic Point	3	2.5	1411	\$362	\$510,975	03/20/2006	12
Jetty Point	Mystic Point	3	2.5	1535	\$358	\$519,000 - \$549,000	03/11/2006	18
Jetty Point	Mystic Point	3	2.5	1535	\$362	\$520,000 - \$555,000	04/23/2006	42

Sold

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

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3614 Jetty Point	Mystic Point	3	2.5	1535	\$464,098	\$302	12/30/2005	26
3674 Jetty Point	Mystic Point	3	2.5	1535	\$525,000	\$355	12/30/2005	7
4015 Peninsula Drive	Mystic Point	3	2.5	1535	\$479,200	\$312	12/30/2006	9
3763 Jetty Point	Mystic Point	3	2.5	1535	\$525,000	\$342	01/11/2006	13
3610 Jetty Point	Mystic Point	3	2.5	1390	\$493,000	\$355	02/10/2006	75

This information was compiled by Steve & Sue Landis on April 26, 2006 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.

The Detached homes are shown below. McMillin and Brookfield are also starting to put detached homes on the Multiple Listing Service. Where in the past we were showing you only re-sale homes, now it's a combination of new and re-sale. There are 18 homes for sale in Calavera Hills (note the communities covered). So that number has stayed steady since our last report in February. Homes are still selling with quite a range of days-on-market (DOM). The 'sold' stats go back 6 months, which is standard for this report.



Gentle Knoll Street in Ravinia

REAL ESTATE SALES – Detached Homes
Market Report for Barrington, Nantucket, Sheffield, Capistrano, Montara, Ravinia and Summerhouse neighborhoods of Calavera Hills

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
Rockfield Court	Nantucket	3	3	2050	\$310	\$635,000	72
Sandpoint Court	Barrington	3	2.5	1957	\$352	\$659,000 - \$689,000	83
Moon Field Drive	Summerhouse	3	2	1653	\$445	\$699,000 - \$735,876	32
Rich Field Drive	Summerhouse	3	3	2164	\$323	\$698,000	8
Rock Ridge Road	Montara	3	3	1658	\$422	\$699,900	173
Moon Field Drive	Summerhouse	4	3	2476	\$307	\$699,900 - \$759,900	7
Harwich Drive	Barrington	4	3	2287	\$319	\$729,900	25
Harwich Drive	Barrington	4	2.5	2160	\$336	\$725,000	59
Ravine Drive	Ravinia	3	2.5	2170	\$341	\$699,900 - \$739,900	63
Rock Ridge Road	Montara	4	3	2163	\$345	\$745,990	61
Stoneridge Road	Nantucket	4	3	2765	\$299	\$750,000 - \$825,876	45
Crownpoint Court	Capistrano	3	2.5	2726	\$288	\$785,000	77
Strata Drive	Sheffield	4	3	2579	\$314	\$789,000 - \$809,000	87
Saddle Drive	Capistrano	4	3.5	3190	\$282	\$825,000 - \$899,876	66
Strata Drive	Sheffield	5	3	3373	\$264	\$844,000 - \$889,000	60
Plateau Place	Capistrano	4	4	3190	\$282	\$899,900	42
Granite Court	Montara	4	3	2861	\$325	\$889,000 - \$930,000	71
Rock Ridge Road	Montara	4	4	2822	\$339	\$956,000	191

Pending

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

The Landis Team Listings!

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Gorge Place	Sheffield	5	3	2865	\$296	\$789,000 - \$829,000	04/10/2006	52
Saddle Drive	Capistrano	4	2.5	2913	\$302	\$840,000 - \$880,000	04/20/2006	70
Strata Drive	Sheffield	5	3	2865	\$295	\$844,900	03/23/2006	96
Shale Court	Capistrano	4	3.5	3190	\$285	\$880,000 - \$910,000	02/20/2006	7
Rock Ridge Rd	Montara	4	3	2872	\$299	\$859,900	03/13/2006	3
Rock Ridge Rd	Montara	3	3	2691	\$350	\$942,000	03/07/2006	151

Sold

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

Sold by the Landis Team!

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
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
3809 Shale Court	Capistrano	4	2.5	2913	\$800,000	\$275	01/17/2006	16
3804 Stoneridge Road	Nantucket	4	3	2944	\$833,000	\$292	02/27/2006	20
3586 Bluff Ct	Barrington	3	3	2287	\$735,000	\$321	03/06/2006	33
3495 Pleasant Vale Dr	Ravinia	4	3	2705	\$733,500	\$271	03/09/2006	58
3635 Promontory Place	Barrington	4	2.5	2160	\$720,000	\$333	03/14/2006	10
3937 Foothill Avenue	Nantucket	4	2.5	2642	\$749,000	\$283	03/21/2006	151
3555 Flat Rock Street	Montara	4	3.5	2632	\$805,000	\$306	04/21/06	41
3809 Shale Court	Capistrano	4	3.5	3190	\$910,000	\$285	04/26/06	7

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