



CalaveraHills.info!

Newsletter & Community Support Information

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



Dear Calavera Hills Friends,

Well so much for 'June gloom'! We've come out of a grey couple of months right into the heat of Summer. It's nice to have warm days and evenings that stay light until 8pm – it gives all of us a chance to really enjoy our beautiful area even after a long day of work or a long day of taking care of the family.

You may be aware of the Robertson Ranch housing development that has been in the planning stages for many years now. It's a development that will occupy the agricultural land that sits east of El Camino Real and north of Cannon Road. It's been making the news lately because there are congestion and traffic issues that affect the surrounding communities, including Calavera Hills. Our article is intended to give you a review of what is happening with Robertson Ranch and some of the immediate issues.

Summer is also a time to enjoy the 'Jazz in the Park' series that runs from June 23rd to August 25th. Read about it on page 3!

Our third feature article is about Calavera Hills Elementary School and the Distinguished School Award they won this year. We're proud of the school and its staff and students. Read about the award on Page 4!

We've also included the regular features of:

- Announcements
- Real Estate Market Update

We hope you enjoy it!

Warm Regards,

Sue & Steve Landis

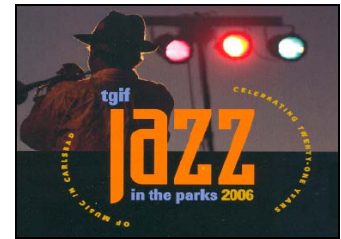
P.S. We'd like to thank you - our clients and friends - for your support of our real estate business in Calavera Hills. *We've sold 50% of the total re-sale listings in Calavera Hills over the last 6 months.** Thanks again! ...And remember, we are never too busy for your referrals.

*Based on MLS data up until July 12th, 2006, for the communities of Nantucket, Sheffield, Capistrano, Barrington, Summerhouse and Ravinia. If your home is currently listed with another agent, please do not consider this a solicitation.

In this issue...



Robertson Ranch – An update



Jazz in the Park – Summer 2006



CH Elementary wins the Distinguished School award!

Robertson Ranch – Traffic Concerns Snarl The Project

The Robertson Ranch development has been a hot-potato in the city government lately as plans for developing it have been debated due to traffic concerns.

Background – There are two separate development areas in Robertson Ranch. The one to be developed over the next few years is called the East Village and is owned by The Corky McMillin Company (they bought it from the Robertson family several years ago). The East Village is 178 acres and under the latest development proposal will contain 554 total homes – consisting of 304 homes on 5,000 acre lots, 107 Courtyard homes (like townhomes without an adjoining wall) and 143 apartment units. The West Village, which is most likely to be developed over the next 10 years, will be the larger segment and have a total of 829 housing units (see map below). That will include large-lot homes that occupy lots of up to 10,000 sq ft. One aspect of the plan that directly benefits Calavera Hills is that the Robertson Ranch Master Plan will add up to 140 acres of open space to the Calavera Hills Nature Preserve, on the eastern edge along College Blvd.



Proposed development map of Robertson Ranch

There is quite a bit of additional 'open space' planned inside the development, as well as parks and a commercial shopping area. The original plans called for an Elementary School, but this has been cut by the school board, with additional housing taking its place.

The biggest concern for traffic comes from the plans to include an exit route from the Robertson Ranch development into 'The Colony' community just north, via Glasgow Road and Edinburgh Road – both quiet residential streets. Although this is part of the West Village development which is not going to be immediately developed, residents are making their concerns heard before both the City Council and the Planning Commission. Various alternative recommendations have been made including installing traffic calming measures, making the Robertson Ranch streets cul-de-sacs instead of 'thru' streets and installing gates so that emergency vehicles will have access.

Another traffic issue is whether the College Blvd and El Camino Real interchanges with Hwy 78 will fail due to the increased traffic caused by the additional housing. Oceanside recently decided against creating a new interchange at Rancho Del Oro, which would have absorbed much of this increase. Another road development that could have an important impact on traffic flow in the area is the extension of Cannon Road. Forecasts show that an extension of Cannon Road could significantly improve congestion caused by this development. The Planning Commission decided to send the issue back to the city staffers responsible for working with the developers on the plans, to come up with a new recommendation. We'll keep you informed as we learn more in the coming months!

Jazz in the Park Kicks Off at Stagecoach Park

The Summer series of Jazz concerts at several Carlsbad parks kicked off with a rousing concert at Stagecoach Park last week. It runs for 10 weeks ending with 4 concerts in August at Calavera Hills Community Park. Each concert runs from 6pm – 8pm, with audiences typically arriving and filling up each venue from 4pm. Upward of 4,000 attend each concert, with the city running shuttle bus service from nearby parking areas to accommodate the crowds.

For the Calavera Hills concerts, a shuttle service will be available at Calavera Hills Middle School and from Hope Elementary School.

Dogs aren't allowed at the concerts and you can be ticketed for giving 'Fido' some culture! Bikes, skateboards and rollerblades are also not allowed on the grounds. Bring a blanket or a folding chair to sit on and a cooler with some Summer refreshment, and enjoy the music!

Stagecoach Park

June 23
Geno Delafosse &
French Rockin' Boogie
Zydeco

June 30
Emeline Michel
Caribbean

July 7
Rod Piazza & The Mighty Flyers
West Coast Blues

July 14
Urban Jazz Coalition
Smooth Jazz

Poinsettia Park

July 21
Janiva Magness
Blues

July 28
Lady Dottie & The Diamonds
Blues

Calavera Hills Park

August 4
Big Time Operator
Swing

August 11
Brave Combo
Eclectic

August 18
Coco Montoya
Blues

August 25
Plena Libre
Salsa/Latin

Information 760-434-2904
www.carlsbadca.gov/arts
Concerts are 6 – 8pm

PRESENTED BY THE CULTURAL ARTS OFFICE/CITY OF CARLSBAD • PRODUCED BY ROB HAGEY PRODUCTIONS, INC.

Calavera Hills Elementary Chosen for a 2006 California Distinguished School Award

Calavera Hills Elementary was one of 377 elementary schools awarded the Distinguished School award in 2006 out over 5,000 elementary schools in the state. Of the 5,000, 2,043 were eligible based on upon their Academic Performance Index (API) and their adequate Yearly Progress (AYP) results. The winners were then chosen through a rigorous selection process conducted by state school officials and local educators from across the state. In addition to the test results, schools are chosen based on the quality of the teachers, the excellence of the curriculum in core subjects and for the strong support and participation of parents and the community in general.



Raising the Distinguished School flag at a school assembly

“These schools are the best of the best. They share a vision of excellence and they have brought that vision to life,” said Jack O’Connell the State Superintendent of Public Instruction. He went on to say that ‘these deserving school leaders and their teachers, staff, and students have worked extremely hard to achieve academic success and this recognition.’”

Congratulations to Devon Vodicka, the staff and all of the students at Calavera Hills Elementary School!!!

Announcements:

Garage Sale September 23rd, 7am – 12noon

Get rid of your unwanted items and make a few bucks at the same time!

Sign up today for the September 23rd Garage Sale. We’ll send you a Tip Sheet on how to make the Garage Sale as successful as possible along with pricing stickers, as soon as you sign up! You’ll also be placed on a Garage Sale map on the day of the sale so potential buyers can find you. These are placed at a central location on the morning of the sale and will be available online the day before.

Join us for a fun day with family and friends in Calavera Hills. We hope you can take part.

Sign up now by calling: Tel. 760.716.4402 Email info@LandisRealEstate.com
 Website www.CalaveraHills.info ‘Garage Sales’

Sponsored by The Landis Real Estate Team



Over 70 homes participated in the Garage Sale in April in Calavera Hills

Real Estate Market Update

The San Diego real estate market has been slowing down for almost 2 years now, with the volume of homes sold dropping about 20% each year. The current market could be characterized as ‘flat’, with some good deals here and there. Many buyers have been sitting on the sidelines hoping for price reductions, while sellers begin to realize that the top of the market appears to have occurred some months back. Both sides of the equation are now realizing that the market has shifted to one that favors buyers and that rewards sellers who understand market conditions and price their property accordingly.



Mystic Point

Interest rates have risen slightly over the last few months to about 6.5% APR for 30-year fixed rate mortgages, which has not given local buyers much urgency to get back into the market. Our observation in Calavera Hills is that many buyers in the market right now are from out-of-state, which points to the relative strength of the economy in San Diego County (employers are hiring and/or re-locating employees to the area).

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 *Single-Family Attached Homes

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
Peninsula Drive	Mystic Point	3	2.5	1411	\$310	\$437,300	30
Jetty Point	Mystic Point	3	2.5	1411	\$351	\$445,000 - \$495,000	32
Peninsula Drive	Mystic Point	3	2.5	1535	\$296	\$454,300	29
Jetty Point	Mystic Point	3	2	1363	\$348	\$474,900	29
Jetty Point	Mystic Point	3	2.5	1411	\$368	\$479,900	69
Jetty Point	Mystic Point	3	2.5	1535	\$342	\$500,000 - \$525,000	66
Jetty Point	Mystic Point	3	2.5	1535	\$352	\$524,900 - \$539,900	57
Jetty Point	Mystic Point	3	2.5	1535	\$351	\$539,000	28
Averages		3	2.44	1467	\$336	\$493,162	43

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	3	2	1411	\$319	\$450,300	06/13/2006	19
Jetty Point	Mystic Point	3	2.5	1411	\$337	\$474,990	07/10/2006	55
Averages		3	2.17	1395	\$327	\$456,763		81

Sold

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

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3610 Jetty Point	Mystic Point	3	2.5	1390	\$493,000	\$355	02/10/2006	75
3674 Jetty Point	Mystic Point	3	2.5	1535	\$525,000	\$342	03/07/2006	7
3653 Jetty Point	Mystic Point	3	2.5	1535	\$535,000	\$349	05/03/2006	18
4044 Peninsula Drive	Mystic Point	3	2.5	1411	\$529,615	\$375	05/22/2006	12
3752 Jetty Point	Mystic Point	3	2.5	1535	\$545,000	\$355	06/12/2006	27
4046 Peninsula Drive	Mystic Point	2	2	1363	\$472,931	\$347	06/13/2006	33
4068 Peninsula Drive	Mystic Point	2	2	1363	\$461,200	\$338	06/13/2006	58
3689 Jetty Point	Mystic Point	3	2.5	1535	\$535,000	\$349	06/14/2006	42
Averages		3	2.38	1458	\$512,093	\$353		34

This information was compiled by Steve & Sue Landis on July 12, 2006 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.

For Carlsbad, 'Detached Home' sales for January thru June of 2006 are down 21.7% from the same period in 2005, while the average sales price is up by 1.1% (see the chart below).

From/To Dates	# Homes Sold - Carlsbad	Ave Sq. Ft.	Ave List Price	Ave Sold Price	Ave Days on Market
01/01/04 – 06/30/04	621	2,568	\$813,499	\$791,052	28
01/01/05 – 06/30/05	621	2,475	\$863,073	\$829,461	49
01/01/06 – 06/30/06	486	2,539	\$877,459	\$838,676	60

For Calavera Hills, the average time it's taking to sell a detached home is about 65 days, as indicated by the numbers over the last 6 months, which is just slightly above the average for Carlsbad.

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	\$302	\$620,000	149
Moon Field Drive	Summerhouse	4	3	2170	\$300	\$650,000	19
Ravine Drive	Ravinia	3	2.5	2170	\$309	\$669,900	140
Harwich Drive	Barrington	4	2.5	2160	\$331	\$685,000 - \$715,000	4
Rich Field Drive	Summerhouse	4	3	2164	\$337	\$689,000 - \$729,000	41
Bluff Court	Barrington	3	2.5	2160	\$324	\$699,000	75
Granite Court	Montara	4	3	2031	\$363	\$699,000 - \$739,000	5
Moon Field Drive	Summerhouse	4	4	2804	\$271	\$718,500 - \$759,900	72
Bluff Court	Barrington	4	3	2160	\$337	\$727,500	12
Strata Drive	Sheffield	4	3	2579	\$298	\$749,000 - \$769,000	19
Sand Court	Montara	4	3	2031	\$369	\$749,900	38
Pleasant Vale Drive	Ravinia	4	3	2597	\$298	\$774,990	16
Levee Drive	Nantucket	4	2.5	2462	\$323	\$779,000 - \$795,000	26
Rockfield Court	Nantucket	3	3	2050	\$419	\$799,000 - \$859,000	52
Rock Ridge Road	Montara	5	3	2871	\$296	\$819,000 - \$849,000	58
Plateau Place	Capistrano	5	3.5	3190	\$284	\$835,000 - \$895,000	40
Rock Ridge Road	Montara	5	3.5	2822	\$308	\$839,000 - \$869,000	1
Strata Drive	Sheffield	4	4	3190	\$281	\$849,000 - \$879,000	5
Strata Drive	Sheffield	4	3	2865	\$307	\$875,000 - \$897,000	57
Granite Court	Montara	4	3	2861	\$325	\$889,000 - 930,000	148
Bayview Place	Sheffield	4	3	3365	\$297	\$999,000	11
Averages		4	3.05	2,512	\$318	\$789,294	47

Pending

The Landis Team Listings!

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

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Rock Ridge Rd	Montara	4	3	2163	\$347	\$699,990 - \$750,990	06/10/2006	108
Stoneridge Rd	Nantucket	4	3	2765	\$280	\$745,000 - \$775,000	07/10/2006	24
Pleasant Vale Dr	Ravinia	5	3	--	--	\$779,900	07/02/2006	19
Saddle Drive	Capistrano	4	3.5	3190	\$266	\$795,000 - \$849,900	07/03/2006	12
Rock Ridge Rd	Montara	4	4	2822	\$301	\$849,990	06/21/2006	248
Crownpoint Court	Capistrano	4	3	2913	\$319	\$890,000 - \$930,000	06/22/2006	49
Averages		4	3.25	2,770	\$303	\$822,645		77

Sold

Sold by the Landis Team!

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

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
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	04/21/2006	41
3805 Shale Court	Capistrano	4	3.5	3190	\$910,000	\$285	04/26/2006	7
3507 Rock Ridge Road	Montara	4	3	2872	\$859,990	\$299	04/28/2006	3
3567 Rock Ridge Road	Montara	3	3	2691	\$942,000	\$350	04/28/2006	151
3657 Strata Drive	Sheffield	5	3	2865	\$815,000	\$284	05/05/2006	96
3718 Saddle Drive	Capistrano	4	2.5	2913	\$830,000	\$285	05/15/2006	70
3513 Rock Ridge Road	Montara	3	3	1658	\$653,500	\$394	05/18/2006	181
3570 Gorge Place	Sheffield	5	3	2865	\$810,000	\$283	06/05/2006	52
3697 Strata Drive	Sheffield	5	3	3373	\$845,000	\$251	06/29/2006	83
3602 Contour Place	Sheffield	4	3	2579	\$760,000	\$295	07/05/2006	5
Rich Field Drive	Summerhouse	3	3	2164	\$650,000	\$300	07/07/2006	70
Averages		4	2.94	2,673	\$791,234	\$310		62

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