



# CalaveraHills.info!

Newsletter & Community Support Information  
Presented by Steve & Sue Landis, Keller Williams Realty, Tel: 760.715.6017



Dear Calavera Hills Friends,

Happy Spring! We hope you having a good start to the spring season. It won't be too long before we hit the longest day of the year - on or around June 21<sup>st</sup>. For those that would like a small factoid, this is the day each year when the rays of the sun will be perpendicular to the Tropic of Cancer at 23°30' North latitude! We try to be educational!

This month we have an article on a little-known 'find' in the new Robertson Ranch development. While pushing dirt around getting the ground ready for construction, the diggers unearthed the remains of a Mastodon – between 120,000 and 220,000 years old. It reminds us that Carlsbad has been here quite a long time.

We also are reporting on the work being done to repair the dam at Lake Calavera. Lastly we have an article on Hope Elementary winning the *California Distinguished School Award*.

Plus *Announcements* and our regular feature on the real estate market in Calavera Hills:

- Real Estate Market Update and Real Estate Sales in Calavera Hills

We hope you enjoy it!

Warm Regards,

Sue & Steve Landis

*P.S. Your referrals are the heart of our business! If you know anyone that is thinking about buying or selling a home or investing in real estate and would like expert advice and first-class service, let us know. We appreciate your referrals very much and we'd like to thank you in advance for thinking of us!*

## In this issue...



Look what used to roam free in Calavera Hills – Mastodons!



Hope Elementary – a new distinguished school!



Work continues smoothly on the dam at Lake Calavera

## Mastodons Roamed In and Around Calavera Hills 120,000 – 220,000 Years Ago – Remains Found At Robertson Ranch

While peeling away tons of dirt for the upcoming 466-home McMillin and Brookfield joint 'Windmill' development, they unearthed the remains of a Mastodon. Mastodons were elephant-like mammals that roamed North America, Europe, Asia and Africa from about 4 million years ago to about 10,000 years ago.

The San Diego Natural History Museum Paleontologist Brad Riney found the remains. "This is a very exciting find," Riney said. Only three Mastodons have been found in San Diego County. "We'll have a beautiful example of a Mastodon" Riney said. "We have an upper and lower jaw, tusks, rib, fragments, teeth and a vertebra."



Paleontologist Charles Plouffe and SDSU grad student Cory Jones moved a tusk from the Robertson Ranch site.

Riney and other museum paleontologists monitor large construction sites, watching for spots likely to yield prehistoric treasures. They have access to the sites under the California Environmental Quality Act, a law that requires developers to protect archaeological, paleontological and other cultural resources discovered on construction sites. Riney said that he could tell by the color and texture of the earth where the bones were found that it was likely to yield some fossils. I had a dark, loamy look and texture, in contrast to the tan, chunky soil common to the rest of the Carlsbad site.



This rendering from the San Diego Natural History Museum shows what a mastodon may have looked like.

but much bigger. A Mastodon's back molar would be the size of two coffee mugs placed side by side.

The Mastodon's bones are believed to be those of a young male, judging by the size of the tusks, but it could have been a female, said Tom Demere, the museum's curator of paleontology. It probably stood about 8 or 9 feet tall at the shoulder. Both of its amber color tusks were found, one in better shape than the other. "I'm sure the tusk would have been 5 feet long," Demere said. The tip of the tusk nearly a perfect point and the other tusk was shorn off, revealing layers of ivory. Demere added that the climate and the vegetation of the time would not have differed much from what we see today.

The significance of the find, according to Demere, is that it has "such a complete set of teeth, both upper jaw and lower jaw. It adds to the knowledge about ice-age mammals in Southern California."

Demere said that they knew they had found a Mastodon instead of a Mammoth because of the teeth. Mammoth teeth are flat, whereas Mastodon teeth have ridges and depressions like a human's,

Asked why the Mastodon might have perished, Demere said it probably died of natural causes because adults were so large that they had few predators. The spot where the animal died was probably an oxbow lake – a bend in a river that was cut off and became standing water. Freshwater

snail fossils were also found near the remains. "Maybe he got sick," Demere speculated. "It's a tough world out there. Who knows?"

The remains will be preserved in plaster casts and taken to the San Diego Natural History Museum in Balboa Park, where they will be studied and put on display in perhaps six months, Demere said.

The fossil remains are being donated by the Corky McMillin companies to the museum. "We are excited about the find," said Vice President Brian Milich. "We're already discussing what we can do to explain to future homeowners what was found on their property."



A molar found at the Carlsbad site tipped experts off that they had found a Mastodon rather than a Mammoth, and that the creature likely didn't die of old age (from SignOnSanDiego, June 15, 2007)

## **Lake Calavera Reservoir Dam Construction –The Outlet Tower Is Gone!**



The Lake Calavera dam project is moving along with several noticeable improvements already made, including the removal of the existing metal outlet tower and the construction of a new spillway. It is anticipated that the reservoir and the trail system, will re-open in late summer 2008.

The next steps of the project include:

- Construction of the control building, which will monitor the lake's activity and volume.
- Installation of permanent inlet/outlet piping valves to control the reservoir's level.
- Connection of telephone and electricity lines to the control building to provide direct communication to city engineers.
- Resurfacing of the access roads to provide safer passage for City vehicles and recreation users.

For more information on the project, contact David Ahles at 760-602-2748 or at [dahle@ci.carlsbad.ca.us](mailto:dahle@ci.carlsbad.ca.us).

## **Announcements:**

We'd like to thank all of the Calavera Hills Residents that participated in the **Spring Calavera Hills Community Garage Sale** and contributed some of their proceeds to the local schools. There were several hundred dollars donated and a morning full of fun for all who participated. We'll be doing another garage sale in the Fall. We'll send out a flyer, but if you'd like to have the date, it will be:

**Saturday, October 4<sup>th</sup>, 2008, 7:00am – 12noon**  
Sign up now at [www.CalaveraHills.info](http://www.CalaveraHills.info)

## Hope Elementary Receives a Much-Deserved Award



The school sign says it all in front of Hope Elementary School

SACRAMENTO — State Superintendent of Public Instruction Jack O'Connell today announced that 343 exemplary California public elementary schools from 189 districts in 39 counties have been selected as 2008 California Distinguished Schools.

In Carlsbad, both Hope Elementary and Kelly Elementary schools were awarded this honor.

"These outstanding elementary schools represent many different kinds of communities, organizational structures, and student populations," said O'Connell. "Sixty-four of these schools come from small, rural communities, 11 are charter schools, and nearly half or 156 schools have significant populations of students living in poverty and are supported by federal Title I funding."

This year, the selection criteria for the Distinguished School program were more stringent than ever. Schools wrote a substantive narrative application and then were subject to an extensive site validation.

"Most heartening, many of the schools we are recognizing today as the 'best of the best' have overcome significant educational challenges, showing that it is possible to provide opportunities for success to all students," O'Connell said. This year, 300 (87.4 percent) of the award-winning schools serve populations high in minority student representation and 182 (53.1 percent) of them are educating students who are learning English.

Earlier in the week, O'Connell called each school principal to personally convey the good news. "I was honored to be able to join in the excitement as these dedicated educators learned their schools earned this coveted title," he said. "From their stories, it became clear that they share a school-wide vision of excellence where every student can succeed and achieve at the very highest levels of performance."

O'Connell also applauded California's 34 nominees for the 2008 National No Child Left Behind – Blue Ribbon Schools Program that were announced in November. These schools will be honored along with the 2008 California Distinguished Schools during an awards ceremony and dinner at the Disneyland Hotel in Anaheim on May 16.

The California School Recognition Program is now in its 23rd year and identifies and honors the state's most exemplary and inspiring public schools with the California Distinguished School Award. Although participation is voluntary, the award is highly sought after by schools in all areas of the state. Elementary and secondary schools are recognized during alternate years.

For the current year, 839 elementary schools submitted applications and were identified for eligibility on the basis of their Academic Performance Index and Adequate Yearly Progress results. All applicants underwent a rigorous selection process conducted by the California Department of Education, with the help of many local educators from across the state, and in partnership with the California County Superintendents Educational Services Association.

## Real Estate Update:

Prices of homes in Calavera Hills, much like most of San Diego County, continue to trend down as the housing market adjusts to new lending standards and as thousands of potential buyers sit on the sidelines waiting to see what happens.

One of the most positive factors in today's market are, in fact, interest rates. They remain under 6% for a conventional 30-year fixed mortgage. This is giving those with 5-10% for a down payment and with income to support the loan, a good shot at buying a home in Carlsbad. We have seen a smaller trend of buyers coming in with 'cash' instead of a traditional loan. These can be either people looking for a principal residence who have cash reserves and don't want to go through the hassle of qualifying for a loan or investors using their cash to scoop up properties that are starting to look under-valued.

Another significant factor is that the government, as part of the economic stimulus package, has raised the limits on conforming loans to \$697,500 (up from \$417,000). This has an important impact on the 92010 zip code and specifically Calavera Hills, in that the price points of most of the homes in Calavera Hills, with a 10% down payment, would come in under the new conforming loan amounts.

So far in 2008 sales volume is down about 10% in Calavera Hills for both 'detached' and 'attached' homes.

<b>Detached Homes</b>	Sales	Ave Price	Sold Price/ Sq Ft	Days on Market
Jan 1 – April 24 2007	15	\$682,465	\$282	77
Jan 1 – April 24 2008	13	\$637,172	\$268	66
<i>Difference</i>	-2	-\$45,293	-\$14	-9

<b>Attached Homes</b>	Sales	Ave Price	Sold Price/ Sq Ft	Days on Market
Jan 1 – April 24 2007	12	\$442,250	\$296	52
Jan 1 – April 24 2008	11	\$431,818	\$266	53
<i>Difference</i>	-1	-\$10,432	-\$30	1

While this report shows some price deterioration for detached homes, this year quite a few more foreclosures and short-sales are creeping into the mix, which could have a more severe impact on pricing. For owners that are choosing to list their homes, the 'list' price becomes even more important than in the past. Buyers are using all the recent comparables, including foreclosures, to gauge the market value of the home.

Please see the following pages for the current active, pending and sold homes in Calavera Hills. The 'sold' homes are for the last 6 months.



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The Landis Team Listings!

**CALAVERA HILLS REAL ESTATE SALES – Detached Homes**

**Active Listings** Market Report for Barrington, Nantucket, Sheffield, Capistrano, Montara, The Cliffs, Ravinia and Summerhouse

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
3433 Moon Field Dr	Summerhouse	4	3	2165	\$298	\$545,000-\$645,000	100
3635 Promontory Pl	Barrington	4	2.5	2160	\$269	\$582,000	12
3593 Granite Ct	Montara	4	3	2861	\$225	\$599,000-\$643,000	72
3566 Sand Ct	Montara	4	3	2691	\$234	\$629,000	41
4658 Meadow Dr	Summerhouse	4	3	2805	\$246	\$669,000-\$689,000	23
3872 Stoneridge Rd	Nantucket	4	3	2765	\$243	\$671,856	91
3510 Rock Ridge Rd	Montara	4	2.5	2855	\$266	\$729,000-\$759,000	79
4661 Meadow Dr	Summerhouse	4	4	2804	\$267	\$700,000-\$750,000	117
3515 Rock Ridge Road	Montara	3	3	2871	\$264	\$759,000	73
3557 Rock Ridge Rd	Montara	4	2.5	2603	\$315	\$820,000	7
3575 Rock Ridge Rd	Montara	4	3	2164	\$341	\$699,000-\$739,000	116
4678 Meadow Dr	Summerhouse	4	4	2804	\$271	\$759,000	10
3611 Contour Pl	Sheffield	5	3	2865	\$293	\$760,000-\$840,000	29
3887 Stoneridge Rd	Nantucket	5	3	--	--	\$769,000	23
3998 Foothill Ave	Nantucket	4	3	2944	\$294	\$825,000-\$865,000	22
<b>Averages</b>		<b>4</b>	<b>3.03</b>	<b>2,668</b>	<b>\$273</b>	<b>\$727,990</b>	<b>56</b>

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

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
3444 Moon Field	Summerhouse	4	4	--	--	\$699,000-\$749,000	3/25/2008	54
3431 Pleasant Vale	Ravinia	5	3	2705	\$261	\$650,000	4/18/2008	101
3516 Rock Ridge	Montara	4	3	2691	\$223	\$599,000	3/31/2008	10
3906 Rill Ct	Nantucket	4	3	2944	\$254	\$749,000	2/28/2008	28
<b>Averages</b>		<b>4</b>	<b>3.25</b>	<b>2,780</b>	<b>\$239</b>	<b>\$686,750</b>		<b>48</b>

**Sold** SP/SF = Sold price per Square Foot

COE = Close of Escrow

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3449 Moon Field Dr	Summerhouse	4	3	2165	\$550,000	\$254	3/28/2008	160
3912 Rockfield Dr	Nantucket	3	3	2050	\$573,000	\$280	11/30/2007	42
3990 Foothill Dr	Nantucket	3	3	2050	\$590,000	\$302	4/0/2008	76
3494 Harwich Dr	Barrington	4	2.5	2160	\$609,000	\$282	11/19/2007	87
3864 Stoneridge Rd	Nantucket	4	2.5	2662	\$618,000	\$244	4/4/2008	34
3431 Gentle Knoll St	Ravinia	4	3	2597	\$630,225	\$243	11/9/2007	59
3426 Ravine Dr	Ravinia	4	3	2597	\$640,000	\$246	1/29/2008	66
3495 Pleasant Vale Dr	Ravinia	4	3	2705	\$645,000	\$238	12/26/2007	110
3766 Saddle Dr	Capistrano	3	2.5	2726	\$650,000	\$238	2/20/2008	128
3434 Rich Field Dr	Summerhouse	4	3	2165	\$660,000	\$305	2/4/08	33
3899 Stoneridge Rd	Nantucket	4	3	2765	\$665,000	\$241	12/19/2007	86
3630 Terrace Pl	Sheffield	4	3	2579	\$675,000	\$262	12/14/2007	71
3427 Gentle Knoll	Ravinia	4	3	2876	\$686,677	\$239	11/15/2008	31
3965 Foothill Ave	Nantucket	5	3	2944	\$690,000	\$234	4/17/2008	7
3968 Plateau Pl	Capistrano	3	3.5	3190	\$698,800	\$219	11/16/2007	31
3529 Hummock Dr	Nantucket	4	3	2765	\$711,500	\$257	11/26/2007	135
4737 Crater Rim Rd	Ravinia	3	2.5	2170	\$712,740	\$328	1/18/2008	10
3733 Saddle Dr	Capistrano	4	3.5	3190	\$740,000	\$232	4/15/2008	111
4762 Crater Rim Rd	Ravinia	4	3	2876	\$779,990	\$271	11/2/2007	68
3538 Knollwood Dr	Sheffield	4	3	3325	\$780,000	\$235	12/18/2007	53
3604 Terrace Pl	Sheffield	4	3	3315	\$810,000	\$244	12/20/2007	26
3638 Terrace Pl	Sheffield	5	3	3315	\$835,000	\$252	2/28/2008	10
<b>Averages</b>		<b>4</b>	<b>2.95</b>	<b>2,690</b>	<b>\$679,542</b>	<b>\$255</b>		<b>65</b>

This information was compiled by the Landis Real Estate Team on April 26, 2008 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation

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**CALAVERA HILLS REAL ESTATE SALES – Detached Homes Built Before 2000**

**Active Listings Market Report for The Colony/Edinburgh Estates and The Knolls**

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
3528 Simsbury Ct	The Knolls	3	2.5	1791	\$301	\$539,900	10
3169 Seabury Street	The Knolls	3	2.5	1522	\$380	\$579,000	83
<b>Averages</b>		<b>3</b>	<b>2.50</b>	<b>1,756</b>	<b>\$350</b>	<b>\$614,633</b>	<b>52</b>

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

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
2730 Inverness Dr	The Colony	3	2	1850	\$311	\$575,000	4/25/2008	51
<b>Averages</b>		<b>3</b>	<b>2</b>	<b>1,850</b>	<b>\$311</b>	<b>\$575,000</b>		<b>51</b>

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

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	OMD	DOM
2710 Glasgow Dr	The Colony	4	2.5	2089	\$649,000	\$311	3/28/2008	14
2761 Glasgow Dr	The Colony	3	2.5	1830	\$550,000	\$300	1/9/2008	87
<b>Averages</b>		<b>4</b>	<b>2.5</b>	<b>1,960</b>	<b>\$599,500</b>	<b>\$306</b>		<b>51</b>

**CALAVERA HILLS REAL ESTATE SALES – Attached Homes**

**Active Listings Market Report for Mystic Point**

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
4090 Peninsula Dr	Mystic Point	2	2	1341	\$302	\$390,000-\$405,000	192
4087 Peninsula Dr	Mystic Point	2	2	1363	\$290	\$395,000	181
4109 Karst Rd	Mystic Point	3	2.5	1535	\$289	\$399,000-\$444,000	116
4086 Karst Rd	Mystic Point	2	2	1363	\$322	\$429,500-\$439,500	173
3653 Jetty Pt	Mystic Point	3	2.5	1535	\$296	\$455,000	171
3606 Jetty Pt	Mystic Point	3	2.5	1390	\$349	\$455,000-\$485,000	58
3752 Jetty Pt	Mystic Point	3	2.5	1535	\$303	\$465,000	18
4113 Peninsula Dr	Mystic Point	3	2.5	1535	\$312	\$479,000	85
4098 Peninsula Dr	Mystic Point	3	2.5	1535	\$358	\$525,000-\$549,000	65
4099 Peninsula Dr	Mystic Point	3	2.5	1535	\$306	\$470,000	26
<b>Averages</b>		<b>3</b>	<b>2.35</b>	<b>1,466</b>	<b>\$313</b>	<b>\$458,650</b>	<b>109</b>

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

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
3705 Jetty Pt	Mystic Point	3	2.5	1411	\$308	\$425,000-\$435,000	4/15/2008	90
4060 Peninsula Dr	Mystic Point	3	2.5	1535	\$319	\$489,000	4/20/2008	1
<b>Averages</b>		<b>3</b>	<b>2.5</b>	<b>1,473</b>	<b>\$314</b>	<b>\$462,000</b>		<b>46</b>

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

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
4107 Peninsula Dr	Mystic Point	2	2	1341	\$389,000	\$290	1/30/2008	77
4076 Peninsula Dr	Mystic Point	2	2	1341	\$412,000	\$307	12/3/2008	97
4047 Peninsula Dr	Mystic Point	3	2.5	1390	\$415,000	\$299	4/2/2008	10
3742 Jetty Pt	Mystic Point	3	2	1363	\$417,750	\$306	11/9/2008	91
4117 Peninsula Dr	Mystic Point	3	2.5	1411	\$420,000	\$298	1/25/2008	118
4014 Backshore Ct	Mystic Point	3	2.5	1502	\$435,000	\$290	2/25/2008	13
3865 Jetty Pt	Mystic Point	3	2.5	1535	\$492,000	\$321	2/11/2008	72
<b>Averages</b>		<b>3</b>	<b>2.29</b>	<b>1,411</b>	<b>\$430,114</b>	<b>\$304</b>		<b>68</b>

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**CALAVERA HILLS REAL ESTATE SALES – Attached Homes Built Before 2000**

**Active Listings**

**Market Report for The Villas, The Crest, The Trails, The Cape**

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
2810 Fairfield Ave	The Villas	2	2	994	\$292	\$274,900-\$289,900	279
2845 Andover Ave	The Villas	2	2	1000	\$325	\$299,000-\$325,000	73
2890 Sanford Ln	The Crest	2	2	1000	\$325	\$325,000	59
3778 Portland Ct	The Crest	3	2	1276	\$274	\$349,000	95
3541 Ceda Bridge Wy	The Villas	3	2	1362	\$279	\$359,900-\$379,900	101
3724 Lenox Ct	The Crest	3	2.5	1693	\$254	\$399,900-\$429,900	49
3763 Portland Ct	The Crest	3	2.5	1693	\$266	\$400,000-\$450,876	103
		<b>3</b>	<b>2.14</b>	<b>1,288</b>	<b>\$288</b>	<b>\$364,225</b>	<b>108</b>

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

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
3786 Portland Ct	The Crest	2	2	1000	\$335	\$335,000	5/1/2008	117
3611 Harwich Dr	The Trails	4	2.5	1997	\$250	\$469,000-\$499,000	4/25/2008	112
<b>Averages</b>		<b>3</b>	<b>2.25</b>	<b>1,498</b>	<b>\$293</b>	<b>\$417,450</b>		<b>115</b>

**Sold** SP/SF = Sold price per Square Foot

COE = Close of Escrow

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
2954 Cape Cod Cr	The Cape	2	2.5	1435	\$355,000	\$247	3/7/2008	43
2989 Woodbury Ct	The Cape	2	2	1119	\$374,500	\$335	12/5/2007	107
3511 Providence Ln	The Villas	3	2	1512	\$375,000	\$248	2/29/2008	27
3018 Greenwich St	The Trails	4	2.5	1701	\$411,000	\$242	3/24/2008	98
3034 Greenwich St	The Trails	3	2.5	1468	\$428,000	\$292	11/5/2007	48
2974 Lexington Cr	The Cape	4	2.5	1724	\$445,000	\$258	3/28/2008	25
3518 Hastings Dr	The Trails	4	2.5	1997	\$475,000	\$238	4/25/2008	19
3529 Hstings Dr	The Trails	3	2.5	1468	\$480,000	\$327	12/27/2007	86
3525 Lansford Wy	The Trails	4	2.5	1701	\$490,000	\$288	11/19/2007	30
3042 Glenbrook St	The Trails	4	3	2390	\$505,000	\$211	2/19/2008	73
3048 Glenbrook	The Trails	5	3	2277	\$508,000	\$223	4/18/2008	26
<b>Averages</b>		<b>3</b>	<b>2.5</b>	<b>1,708</b>	<b>\$440,590</b>	<b>\$264</b>		<b>53</b>