



CalaveraHills.info!

Newsletter & Community Support Information

Presented by Steve & Sue Landis, Landis Real Estate, Tel: 760.715.6017



Dear Calavera Hills Friends,

It seems like we have had a really short summer! Being busy with work, family and friends can make our three months of perfect weather go by so fast! We're hoping that we have a successful Charger season to enjoy this fall.

This month's feature article focuses on the Calavera Hills dam. We were looking through some Carlsbad Historical Society newsletters and came across some pictures of the dam being built in 1941. We've all probably wondered about its origins and why it was built – so we dug a little deeper and found more pictures and more information.

We were also looking for a family to highlight for this quarter's newsletter and figured it might be a good time, after over 30 Calavera Hills Newsletters, that we introduce ourselves a little bit better. Let us know if you have anyone in mind from Calavera Hills that would be interesting to highlight in an upcoming newsletter.

And don't miss the Fall Calavera Hills Community Garage Sale coming up on October 10th, from 7am – 12noon. This year's event will benefit John Pou's rehabilitation efforts at Project Walk. Let's make it a huge success!

We've also included our features on:

- Real Estate Market Update
- 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...



The Lake Calavera Dam Just After Construction in 1941



Steve, Sue and Sophie Landis



Get Your Stuff Ready For This Year's Fall Calavera Hills Community Garage Sale!

The Lake Calavera Dam Project - 1941

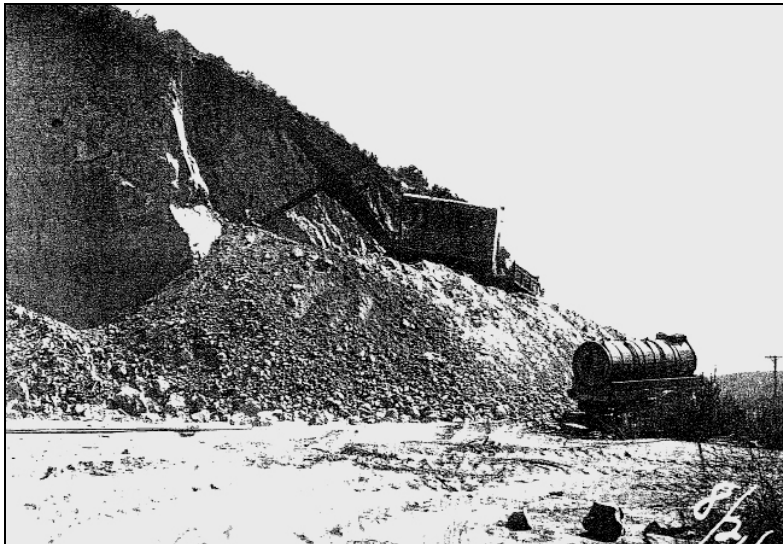
In 1940 the Carlsbad Mutual Water Company began construction of the Calavera Dam to store San Luis Rey well and river water during the off-peak season. At that point in time, and up until 1956, Carlsbad did not receive any water from the Colorado River. Carlsbad's water supply originated in the San Luis Rey valley and was pumped into a series of hilltop reservoirs within the water district before being distributed to district shareholders (residential property owners). The dam was part of the city's effort to solve a water shortage problem for its growing population.

The lake was originally named Fraser Lake in honor of Sam Fraser, a retired Army engineer who was superintendent of the Carlsbad Mutual Water District in 1939. The land had to be purchased for this effort and a strong majority of shareholders voted approval of a water bond that funded the purchase of 40 acres of land from the Kelly family for \$10,000.

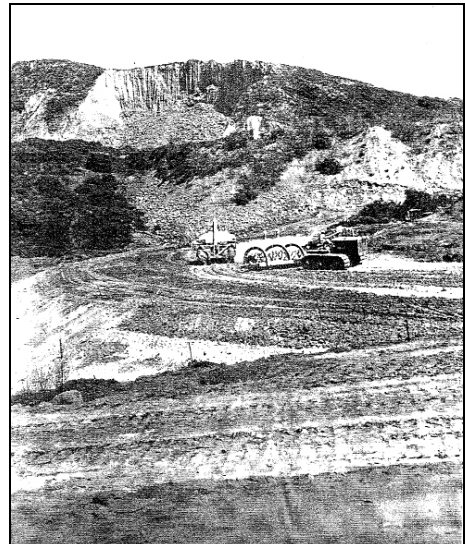


This is the river valley prior to the dam being built Looking north east from where the dam is today.

The site was chosen for its composition of white silica sand which held the water with a minimum of leakage. The dam was built of rock and sand from the nearby quarry, which was also supplying other construction sites around the city. Because of the lake's elevation of only 135 feet above sea level the water often had to be pumped to reach the hilltop reservoirs that held the normal water supply. Keep in mind that the purpose of the dam was to accumulate and store water during the rainy months of winter and spring. It was pumped to the dam in the rainy months and then released back to the reservoirs in the summer and fall, all through long redwood pipes. The reservoirs that were part of this system were on Buena Vista Way near Highland Drive, one near the corner of Park Drive and Monroe, one near Chestnut Avenue and El Camino Real and one on the south end of Skyline Road.

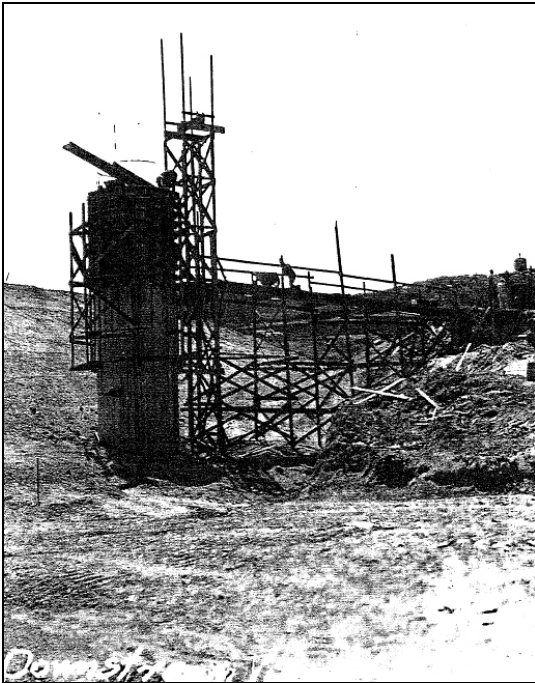


Rocks for the dam were taken from the nearby quarry, part of Mt Calavera today

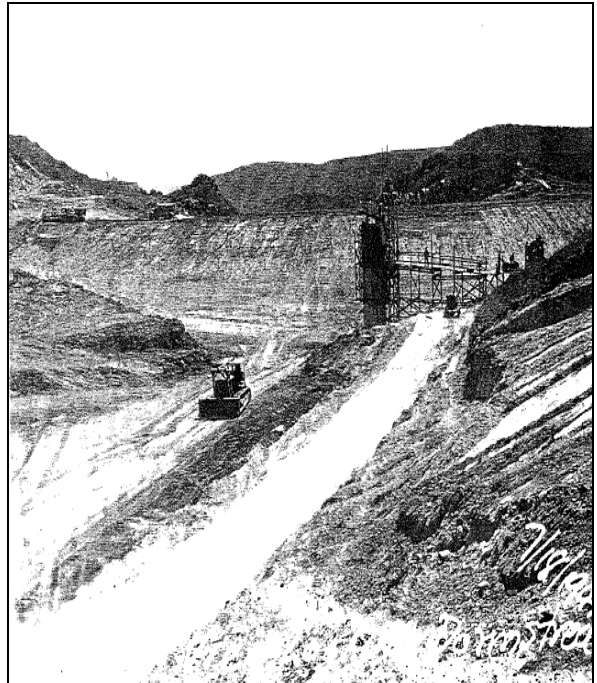


Grading equipment smoothed the road over the dam

The lake served the community for about 16 years. A filtration plant near its shore helped to screen some of the organic matter from the water, although there were many complaints from customers and sometimes health officials as well, about the quality of the water. The last water was drawn from the lake in 1956, just before the completion of a pipeline from San Marcos that brought Colorado River water to Carlsbad.

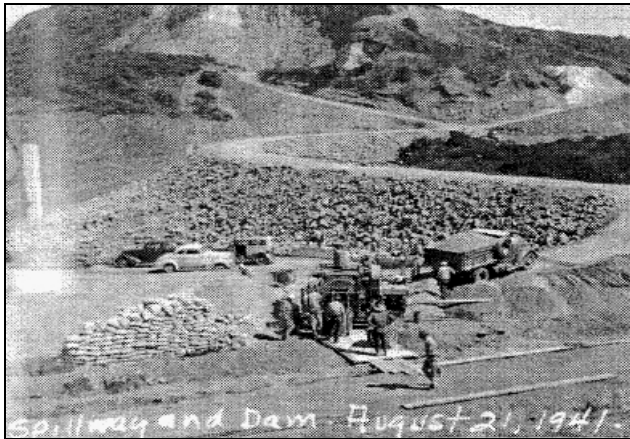


The control tower, which has recently been removed, was an important component in maintaining the water level



This is the lake side of the dam prior to being filled with water; note the depth of the lake where the tractor is positioned

The lake and dam are historically significant because of their demonstration of the community's efforts to solve its water supply problems. More recently the lake and dam have provided flood protection to communities along Calavera Creek.



A good view of the finished dam looking east from the west bank



Work continued until late in 2008 on the dam improvements

In 2008 Carlsbad embarked on a major project to bring the dam into compliance with state dam safety requirements. Project improvements included replacing the dam's outlet control valves, allowing the city to regulate the water level within the reservoir. It also included constructing a 480 square-foot structure to house the valve control systems on the west end of the reservoir; rehabilitating the outlet pipe underneath the dam; improving the spillway apron and channel; extending a small maintenance road; and improving the dam crest for maintenance crew access. As part of the project, the city created a wetlands habitat to offset the environmental impact of the project's construction. The habitat is located on the northern side of the lake.

This month the American Public Works Association San Diego and Imperial County Chapter gave the Carlsbad dam project completed in 2008 the project of the year award for projects in the \$2M - \$5M category. The project was recognized for its innovative construction methods that accomplished dam improvements while maintaining the lake level. Funding for the project came from the Carlsbad Municipal Water District (they now manage the lake and the dam), and they are a subsidiary district of the City of Carlsbad.

[The Real Steve and Sue Landis](#)

You already know us as committed community supporters in Calavera Hills, but what about our backgrounds – where are we from and what are our hobbies and interests outside of work? That is...when we do get a break! Real estate can be a 24/7 business, however we know the importance of taking time out, so we try and maintain some balance.

Sue grew up a sheep farmer's daughter in New Zealand and Steve grew up in Point Loma San Diego, his Dad a newspaperman with the Union Tribune and his Mom a former United Nations worker before becoming a stay-at-home Mom. They met in London, England while working for different multinational corporations.

Sue's home town is in remote farming country in the hills of the north island of New Zealand where her parents have managed the same sheep farm for 43 years. She is the eldest of five and all her siblings married outside of New Zealand except one. One of her brothers married a Canadian and is now a cattle rancher near Calgary, and her youngest brother got married last month to his Irish fiancé in Kinsale, Ireland. While both her sisters now live in New Zealand, one is married to an Englishman. It was the Englishman who introduced Steve and Sue when they lived in England. While Steve lived in London he came out to the 'country' each weekend to play golf. Sue's brother-in-law was also a keen golfer. One day after a game of golf Paul brought Steve back to the local pub for a beer and that's when he met Sue. They ended up buying that pub in Sunningdale, and Sue's sister and brother-in-law ran it while she continued her corporate career in London. Steve was involved with setting up and managing the European division of the US-based company he was working for.

While living in England, Sue took up playing polo and her team won the Women's World Polo Championships. She also had the opportunity, through polo, to meet both Prince William and Prince Harry.

Sue and Steve decided to give up their corporate careers and to travel the world for six months. It was a liberating experience and they went to many interesting countries, including Russia, Vietnam, China, Iceland, Tahiti and many more. It was during this time they decided to make San Diego home and start their real estate business.

Steve is also an avid musician in his spare time. He has played drums since he was a kid and the band he started playing with, Fish & The Seaweeds, still plays professionally and does an occasional gig at Coyote Bar in Carlsbad. Steve now plays regularly in two other bands, and jazz is his favorite music genre.

While Sue has given up riding for the time being, she enjoys being a social member of the San Diego Polo Club. She is also a board member of the Boys and Girls Clubs of Carlsbad and a member of the Hi-Noon Rotary Club of Carlsbad.

They also love spending time with their daughter Sophie who is nearly three.



Announcements:

Calavera Hills Fall Community Garage Sale

Saturday, October 10th, 7am – 12noon

Sign up today at www.CalaveraHills.info, 'Garage Sale' page or call us at (760) 716-4402. This Fall we're asking for a \$10+ donation to John Pou's therapy and training at Project Walk. If you'd just like to donate to his program, make out a check to 'Project Walk' (memo: John Pou) and mail it to the Pou's – 3580 Gorge Place, Carlsbad, CA 92010.



We reported on John's program at Project Walk last year. He was paralyzed in the surf in North Carolina and came here with his wife and family specifically for the program offered by Project Walk and lives in Calavera Hills. He has shown good, steady improvement. He is now lifting 40lb weights with his arms and showing some progress in his legs as well! If you'd like to get more familiar with Project Walk they are having their graduation ceremony on October 24th from 1pm – 5pm. There is food and a silent auction to raise funds for their exercise equipment. Bring your Kleenex – this is a very emotional event! And you'll be able to see, first hand, the facility and meet some of the staff. Hope you can make it...

Real Estate Update:

The last 6 months in the real estate market has seen the volume of sales increase significantly and the prices for low to moderately valued homes stabilize. An interesting part of this change is that the inventory of re-sale homes has dropped to levels not experienced since the market was red hot several years ago. High-end homes, over \$1M, have not had the same stabilization. Sales are low and inventories of high-priced homes remain very high.

Calavera Hills' sales have been consistent with this trend. Over the last 6 months there have been a very large number of sales in the area, with the strongest sales coming at the low end of the price spectrum. The number of 'active' homes for sale has decreased over this period as well, with very few available homes on the market right now. There have been many in the industry forecasting that another 'wave' of foreclosures, which could reverse this trend by bringing a large number of homes on the market. This build-up of foreclosures was the result of the moratorium on foreclosures that was in place to give homeowners a chance to modify their loans. As of September 1st this moratorium was said to be lifted. While we have not seen a large increase in inventory, there are still quite a few vacant bank owned properties dotting the landscape that, at some point, will have to come onto the market.

More recently, in the last month or so, we've seen a drop off in sales volume, more than what we would expect from the normal seasonal downturn. Part of this problem is the lower inventory means that there are fewer homes to choose from, and entry-level home sales, which accounted for a lot of the sales volume this summer, have become extremely competitive toward the end of the summer (i.e. multiple offers). While this has resulted in home prices edging up slightly, it may take years to get back to the levels experienced at the peak of the market in 2005. All this being said, because inventories are so low, this is a good time to sell a home for a reasonable price in a time frame of 30 to 60 days.

CALAVERA HILLS REAL ESTATE SALES – Detached Homes Built Since 2000

SS - Short Sale; REO - Bank Owned Foreclosure

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
Stoneridge Rd	Nantucket	3	3	2050	\$292	\$599,000	54
Gentle Knoll St - SS	Ravinia	4	3	2705	\$238	\$635,000 - \$645,000	31
Foothill Ave	Nantucket	4	3	2700	\$640	\$650,000	72
Crater Rim	Ravinia	4	3	2876	\$270	\$739,000 - \$779,000	60
Averages		4	3	2,583	\$260	\$668,250	54

Contingent This is a new category. These are homes that are under contract with an accepted offer, but are in the process of negotiating with the bank to do a short sale.

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
Rock Ridge Rd - SS	Montara	4	3	2164	\$251	\$545,000	8
Barranca Ct - SS	Barrington	4	3	2287	\$240	\$529,000 - \$549,000	208
Foothill Ave - SS	Nantucket	4	3	2585	\$230	\$595,000	91
Strata Dr - SS	Sheffield	4	3	2579	\$232	\$599,000	173
Averages		4	3	2,404	\$239	\$572,000	120

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

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Rill Ct - SS	Nantucket	5	3	2642	\$200	\$530,000	04/21/09	28
Sandpoint Ct	Barrington	3	3	1957	\$278	\$545,000	09/22/09	7
Cay Dr	Barrington	3	3	2160	\$258	\$559,000	08/23/09	34
Rich Field Dr – REO	Summerhouse	4	4	2804	\$213	\$599,900	09/21/09	17
Strata Dr	Sheffield	4	3	2579	\$239	\$618,000	09/25/09	40
Knollwood Dr	Sheffield	4	3	2579	\$252	\$650,000	08/20/09	39
Averages		4	3	2,454	\$240	\$583,650		28

Sold SP/SF = Sold price per Square Foot

COE = Close of Escrow

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3703 Azimuth – SS	The Cliffs	3	3	1553	\$375,000	\$241	05/18/09	165
3714 Sandpoint Ct - REO	Barrington	3	3	1957	\$470,001	\$240	05/05/09	18
3565 Rock Ridge Rd - SS	Montara	4	3	2031	\$499,000	\$245	08/13/09	12
3453 Moon Field Dr - REO	Summerhouse	4	3	2476	\$531,500	\$214	05/12/09	9
3554 Harwich Dr	Barrington	4	3	2160	\$545,000	\$252	06/04/09	13
3445 Moon Field Dr - SS	Summerhouse	5	4	2804	\$550,000	\$196	08/04/09	223
3563 Cay Dr	Barrington	4	3	2287	\$555,000	\$242	07/31/09	42
3720 Ridge Rd	Barrington	3	3	2160	\$570,000	\$263	07/27/09	3
3542 Harwich Dr – REO	Barrington	4	3	2287	\$570,000	\$249	09/03/09	9
3603 Barranca Ct	Barrington	4	3	2287	\$575,000	\$251	05/28/09	100
3556 Bluff Ct	Barrington	3	3	1957	\$579,000	\$295	07/31/09	24
4741 Crater Rim Rd - REO	Ravinia	5	3	2705	\$585,000	\$216	09/04/09	5
3589 Granite Ct	Montara	3	4	2640	\$590,000	\$223	06/30/09	4
3611 Contour Pl - REO	Sheffield	5	3	2865	\$600,000	\$209	06/16/09	34
3811 Crownpoint Ct - REO	Capistrano	4	3	2913	\$620,000	\$212	06/19/09	86
3918 Rill Ct	Nantucket	5	3	2622	\$630,000	\$240	04/16/09	4
3626 Terrace Pl	Sheffield	5	3	2865	\$660,000	\$230	08/13/09	95
4757 Crater Rim Rd	Ravinia	4	3	2876	\$680,000	\$236	06/09/09	83
3754 Saddle Dr	Capistrano	4	4	3190	\$709,000	\$228	05/22/09	7
3444 Gentle Knoll	Ravinia	4	3	2574	\$715,000	\$277	08/18/09	129
3639 Terrace Pl	Sheffield	5	3	3315	\$727,500	\$219	07/24/09	152
3968 Plateau Pl	Sheffield	4	4	3190	\$750,000	\$235	06/30/09	47
3766 Caldera Pl	Capistrano	4	4	3190	\$765,000	\$239	06/22/09	92
Averages		4	3	2,561	\$602,217	\$237		59

This information was compiled by the Landis Real Estate Team on September 29, 2009 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation

CALAVERA HILLS REAL ESTATE SALES – Detached Homes Built Before 2000

SS - Short Sale; REO - Bank Owned Foreclosure

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
None							
Averages							

Contingent This is a new category. These are homes that are under contract with an accepted offer, but are in the process of negotiating with the bank to do a short sale.

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
None							
Averages							

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

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Simsbury Ct - SS	The Knolls	4	3	2016	\$230	\$465,000	07/01/09	21
Simsbury Ct - SS	The Knolls	4	3	1794	\$273	\$489,000	09/21/09	107
Inverness	The Colony	3	2	1476	\$337	\$498,000	08/21/09	7
Edinburgh	The Colony	4	3	2412	\$248	\$549,000 - \$599,000	08/07/09	20
Averages		4	3	1924	\$272	\$512,750		39

Sold SP/SF = Sold price per Square Foot

COE = Close of Escrow

Address	Neighborhood	Bed	Bath	ESF	Sold Price	SP/SP	COE	DOM
3519 Milford - SS	The Trails	3	3	1522	\$378,000	\$248	04/21/08	188
4737 Edinburgh	The Colony	3	3	1792	\$553,400	\$308	08/06/09	2
3513 Simsbury Ct	The Knolls	4	3	2500	\$560,000	\$224	07/13/09	16
4772 Brookwood Ct	The Colony	3	2	1998	\$565,000	\$282	08/07/09	14
4774 Brookwood Ct	The Colony	4	3	2549	\$589,000	\$231	07/16/09	8
Averages		3	3	2072	\$529,080	\$259		46

CALAVERA HILLS REAL ESTATE SALES – Attached Homes Built Since 2000

SS - Short Sale; REO - Bank Owned Foreclosure

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
Peninsula Dr - SS	Mystic Point	2	2	1341	\$234	\$290,000 - \$315,000	55
Averages		2	2	1341	\$234	\$315,000	55

Contingent This is a new category. These are homes that are under contract with an accepted offer, but are in the process of negotiating with the bank to do a short sale.

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
None							
Averages							

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

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Peninsula Dr - SS	Mystic Point	2	2	1341	\$223	\$299,000	01/20/09	81
Karst Road	Mystic Point	3	3	1411	\$308	\$400,000 - \$435,000	08/25/09	5
Averages		3	3	1326	\$265	\$367,000		43

Sold SP/SF = Sold price per Square Foot

COE = Close of Escrow

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3643 Jetty Pt	Mystic Point	2	2	1341	\$335,000	\$249	04/01/09	127
4073 Peninsula Dr - REO	Mystic Point	2	2	1341	\$335,000	\$249	04/27/09	116
3695 Jetty Pt - REO	Mystic Point	3	3	1390	\$329,000	\$236	05/21/09	41
3725 Jetty Pt - REO	Mystic Point	3	3	1390	\$330,000	\$237	05/15/09	30
4088 Karst Rd - REO	Mystic Point	3	3	1390	\$360,000	\$258	04/30/09	9
4092 Peninsula Dr - SS	Mystic Point	3	3	1411	\$377,000	\$267	09/18/09	27
3686 Jetty Pt - SS	Mystic Point	3	3	1509	\$395,000	\$261	07/21/09	88
4084 Karst Rd	Mystic Point	3	3	1535	\$400,000	\$260	05/28/09	40
4030 Backshore Ct	Mystic Point	3	3	1509	\$422,000	\$279	07/13/09	6
Averages		3	3	1424	\$364,778	\$255		54

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CALAVERA HILLS REAL ESTATE SALES – Attached Homes Built Before 2000

SS - Short Sale; REO - Bank Owned Foreclosure

Market Report for The Villas, The Crest, The Trails, The Cape**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
Bennington Ct	The Crest	2	2	1000	\$437	\$437,000	18
Brandon Cir	The Cape	4	3	1724	\$260	\$399,900 - \$449,900	4
Lexington Cir - SS	The Cape	2	3	1435	\$208	\$279,000 - \$299,000	23
Portland Ct - REO	The Crest	3	3	1693	\$218	\$369,900	64
Bennington Ct	The Crest	3	2	1276	\$314	\$401,000	39
Ridgefield Ave	The Cape	4	3	1906	\$230	\$419,500 - \$439,000	49
		3	3	1504	\$278	\$399,300	33

Contingent This is a new category. These are homes that are under contract with an accepted offer, but are in the process of negotiating with the bank to do a short sale.

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
Andover Ave - SS	The Villas	3	2	1362	\$198	\$260,000 - \$270,000	60
Norwich Pl - SS	The Cape	2	2	1119	\$312	\$349,900	122
Lancaster Ave - SS	The Cape	4	3	1724	\$254	\$439,000	117
Averages		3	2	1402	\$255	\$352,967	100

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

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Seaside Wy	The Villas	2	2	994	\$236	\$235,000	09/09/09	5
Englewood Wy - SS	The Villas	2	2	1112	\$220	\$245,000	09/15/09	310
Hartford Pl	The Cape	4	3	1724	\$220	\$380,000	09/03/09	26
Glenbrook St - SS	The Trails	4	3	2100	\$178	\$375,000	05/05/09	4
Glenbrook St	The Trails	4	3	1701	\$235	\$399,900	09/02/09	19
Glenbrook St	The Trails	4	3	1997	\$207	\$399,000 - \$415,000	08/31/09	38
Averages		3	3	1605	\$216	\$341,650		67

Sold SP/SF = Sold price per Square Foot

COE = Close of Escrow

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
2809 New Castle Wy - SS	The Villas	2	2	1000	\$229,000	\$229	08/03/09	212
2845 Andover Ave - SS	The Villas	2	2	1000	\$240,000	\$240	04/24/09	112
2806 Winthrop Ave - SS	The Villas	2	2	1112	\$245,000	\$220	08/25/09	9
2846 Winthrop Ave	The Villas	2	2	1112	\$259,000	\$232	09/24/09	7
3541 Cedarbridge Wy - SS	The Villas	3	2	1362	\$260,000	\$190	05/11/09	63
2831 Andover Ave	The Villas	3	2	1362	\$275,000	\$201	09/16/09	7
2804 Seaside Wy	The Villas	3	2	1512	\$285,000	\$188	07/17/09	125
2880 Englewood Wy	The Villas	3	2	1512	\$315,000	\$208	08/25/09	4
2967 Brandon Cir	The Cape	2	3	1435	\$359,000	\$250	06/01/09	2
2963 Cape Cod Cir	The Cape	4	3	1724	\$385,000	\$223	04/13/09	70
2984 Ridgefield Ave	The Cape	2	2	1119	\$349,000	\$311	07/19/09	49
2991 Lexington Cir	The Cape	2	3	1435	\$350,000	\$243	09/11/09	6
4540 Cambridge Wy	The Cape	2	3	1435	\$360,000	\$250	08/14/09	30
3782 Portland Ct	The Crest	3	3	1693	\$370,000	\$218	06/29/09	27
3619 Harwich Dr - SS	The Trails	3	3	1362	\$369,000	\$270	07/22/09	8
3644 Cheshire Ave	The Trails	3	3	1468	\$395,000	\$269	04/27/09	2
2988 Glenbrook St	The Trails	4	3	2105	\$425,000	\$201	05/13/09	74
3672 Harwich Dr	The Trails	4	3	1997	\$438,000	\$219	06/08/09	4
3514 Landsford Wy	The Trails	4	3	1997	\$449,000	\$224	07/20/09	24
Averages		3	3	1460	\$334,579	\$231		44

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