

## From the desk of Sue Landis



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Dear Calavera Hills Friends,

I hope you are enjoying the summer! In this newsletter I have updates on:

- The Road Barriers on College Blvd and Mira Monte Drive
- A copy of the North County Times article on the Mira Monte barrier
- How you can help the 'Coyote Dads' plant shrubs at Calavera School
- Jazz Concerts in the Park schedule
- Information on the New Shopping Center just off College – it will be our closest shopping center once the College road barriers come down
- Real Estate - Recent Sales in Calavera Hills

I hope you enjoy this newsletter! Your feedback is always welcome.

Warm regards

Sue Landis

P.S. Oh, by the way.....

*If you, or someone you know, are thinking of selling, please give me a call. I have a great 'Out of the Gate' home marketing plan, and I pride myself on providing good communication and service. Here is a recent testimonial.....*

***"...I had the pleasure of working with Sue Landis in a recent residential sale. During the entire process (pre-sale, escrow, and post sale) her customer service skills were second to none. She is an intelligent, professional and reliable person. She always delivered what she promised and was very considerate whenever situations changed. You can always count on her to do her best for her clients and provide a positive experience for all those involved."***

**Ana Lopez, President, Equity Property Investments, Inc.**

## *News Update from Around and About Calavera Hills!*

### College Boulevard

#### **The Petition on the Speed Limit for College Blvd**

A big thanks to all of you who sent back the petition about keeping the speed limit on College Blvd as low as possible. Calavera Hills resident, Barry Whittle who has been organising this particular lobbying effort received **187 signed petitions** – that is a **38.7%** response from the 483 households in our community – a great result – thank you! Barry has been following up with the City, and the petitions will be a great help in letting the decision-makers know how we feel about this important issue. It is too early yet to know what the outcome will be, but we will keep you informed regarding developments over the next few months.

#### **The Opening of College Boulevard**

The removal of the barriers on College Boulevard is planned for August 9<sup>th</sup>.

The opening of the College extension has been in the city management plan for 20 years, so it is a real milestone. In fact, the City of Carlsbad Communications Manager, Denise Vedder, is organizing an event to mark the occasion. An **Opening Ceremony** will be held on the front lawn of the Calavera Elementary School at **10am on Monday 9<sup>th</sup> August**. Mayor Bud Lewis, along with a representative from McMillin will be speaking, and the Mayor of Oceanside has also been invited to the ceremony. After the ceremony the Mayor and members of the City Council will drive on the road for the first time in classic cars. Members of the public will be welcome to attend this event.

### What is happening with the Mira Monte/Foothill Ave Road Barrier?

Lobbying to delay the opening of the Mira Monte Drive/Foothill Ave road barrier continues. The primary concern is that once College opens, commuter traffic from Lake Blvd will shortcut through Mira Monte, to Foothill, then Tamarack, and past the school – putting children who walk to the Elementary and Middle schools at much higher risk. It is also likely that the rise in commuter traffic will affect other streets, such as Knollwood Ave, as drivers search for the fastest shortcut.

A group of 30-40 people from Calavera Hills turned up to support local resident, Doug Foote in his presentation to the Carlsbad City Council back in June. This was an impressive turn-out, and it showed the councillors the depth of feeling and concern about this issue. The Council did not make a decision that night and asked for another presentation to be made on July 27<sup>th</sup>.

**If you would like to support the lobbying effort to keep Mira Monte closed, please attend this Council Meeting at 6pm on Tuesday 27<sup>th</sup> July at the City of Carlsbad, 1200 Carlsbad Village Drive.**

An article on the Mira Monte road barrier that appeared in the North County Times on June 20<sup>th</sup>, is attached.

### Support the 'Coyote Dads' Hedge Planting Project!

The Coyote Dad's are a group of Dads with children at the local School, and they are organizing a hedge planting day on **Saturday 31<sup>st</sup> July, starting at 8am at Calavera Hills School**. Mom's are welcome too! The HOA has donated the funds, and the Coyote Dad's are doing the work, to plant shrubs along the school boundary with College Blvd and Tamarack. Your support would really be appreciated – if you can help please call or e-mail Greg Jackson (Tel. 760-791-9060 or e-mail gregory@spilo.com) – all you need to bring is your enthusiasm, a spade and some hedge clippers!

# RIGHT *around the* BLOCK

SUNDAY, JUNE 20, 2004

## Delay sought for barriers' removal



JAMIE SCOTT LYTLE / STAFF PHOTOGRAPHER

A group of Carlsbad residents who live near the barricades on Mira Monte Drive discuss their lobbying effort Monday. The residents want the city to keep the barriers up at least several months after the ones on College Boulevard come down. Ideally, they would like the road to be blocked permanently.

## Section of Mira Monte Drive scheduled to open in August

Story by BARBARA HENRY • STAFF WRITER

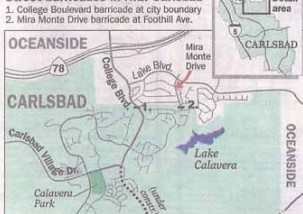
Vibrant green lawns and young trees surround the new, upscale homes at one end of Mira Monte Drive.

Toward the other end, modest ranch-style houses share the street with a collection of two-story town houses. The structures are several decades older and the lawns aren't quite so green.

Two things cut across the middle of the street. One is invisible — the line defining the boundary between Carlsbad and Oceanside.

### Street barricades in N.E. Carlsbad

1. College Boulevard barricade at city boundary
2. Mira Monte Drive barricade at Foothill Ave.



NORTH COUNTY TIMES

The other is substantial — a series of massive concrete barriers. The barriers, which block the end of the quarter-mile road where it touches the edge of Carlsbad, have stretched across the street for four years. They were there long before many of the new homes on the Carlsbad side had lawns or occupants to care for them.

On Aug. 9, those battered barriers are tentatively scheduled to come down, though the Carlsbad City Council will debate July 27 whether to delay that date by several months. The barriers' existence has been controversial; their removal is equal-

ly contentious.

Many people who live on the Carlsbad side wish they could remain forever, while many people on the Oceanside side feel the walls should have come down long ago.

► BLOCK, A-6

## ▶ BLOCK

Continued from A-1

### A 'temporary' fix

The barriers across Mira Monte prevent drivers from using the road as a shortcut between southeast Oceanside and eastern Carlsbad. They were envisioned as a short-term block — a temporary measure to keep through traffic out of the residential area until a planned major thoroughfare route could be completed nearby, Carlsbad Deputy City Engineer David Hauser said Thursday.

The thoroughfare route involves two projects: the half-mile extension of College Boulevard from Lake Boulevard to Tamarack Avenue, and a 1.8-mile extension of College Boulevard and Cannon Road. The grand opening date for those roadway sections is the same day the Mira Monte barricades come down.

The half-mile College Boulevard project was completed in 2000 and could have opened to vehicles then, but city leaders argued that would just dump traffic on Carlsbad Village Drive and Tamarack Avenue — two already busy roadways.

So, they refused to open it until the 1.8-mile section was done. Carlsbad put barricades across College Boulevard at Oceanside's city limits, and kept the Mira Monte barriers up.

### Taking sides

Carlsbad's decisions angered Oceanside officials, who threatened to encourage their residents to boycott Carlsbad.

The Mira Monte barricades also caused a transportation nightmare for south Oceanside residents whose children would end up attending the new Calavera Hills Elementary School on Tamarack Avenue, a few blocks away. The school opened in 2002 — two years after both sets of barricades went up.

Because of a boundary quirk, about 33 percent of the 515 students at the new school are Oceanside residents who live within the Carlsbad Unified School District, Principal Devin Vodicka said.

Ellen Bialik, who lives in Oceanside, walks her 11-year-old daughter to school nearly every day through the barricades. When it rains, she said, she'd like to drive. But instead of a short walk, she'd have a 20-minute car trip. She has to drive north to Highway 78,

west to Interstate 5, then east on Carlsbad Village Drive because she can't use Mira Monte to reach the school.

"One person called it the Berlin wall," she joked as she walked her dog Wednesday evening near the barriers.

Though he's been lobbied by parents on both sides of the barricades, Vodicka said the school is not taking a position about the Mira Monte barriers.

"From a school perspective, this is a topic that the community is very divided on," said Vodicka, who lives off Lake Boulevard on the Oceanside side of the barriers. "We value all of the students and all of the families ... We just want it to be a safe community for students and anything we can do as a school we're trying to do."

### Seeking shortcuts

Protecting children on both sides of Mira Monte's barricades is the primary reason for keeping the concrete structures in place, Carlsbad residents stressed.

"It's not a Carlsbad/Oceanside issue," said Sue Landis, a Carlsbad resident who lives on Foothill Avenue just across the street from where Mira Monte would connect if the barricades weren't there.

If the barricades come down, drivers from outside the area will use Mira Monte as a shortcut when the new section of College Boulevard backs up with traffic, she and others said.

The very times that College will have too much traffic are in the mornings and late afternoons when children are walking to school, said Ellen Clark, a Foothill Avenue resident who has a 5-year-old son.

"(Keeping the barricades) will benefit both communities," said fellow Carlsbad resident Deirdre Rose, who lives at Foothill Avenue and Knollwood Drive — about a block from the barricades.

Many people on the other side of the barricades don't characterize the situation that way. They think that the Foothill Avenue folks just want to keep traffic out of

their upscale neighborhood.

"(They want the barricades) because those houses are worth \$700,000," said Luis Tatenco, who has lived for 11 years in a town house on Mira Monte.

He agreed that the traffic will increase with the removal of the barriers, but said he is willing to live with it.

### Hoping for a delay

Carlsbad engineers don't buy the traffic shortcut argument.

"There's not going to be a shortcutting effect through Mira Monte ... because (that route) was purposely made circuitous in the city of Carlsbad to discourage a direct route through," Hauser said.

Oceanside City Councilman Jack Feller, whose daughter lives on the Oceanside side of Mira Monte, agreed with Hauser.

"I've driven that area extensively and that area is not going to be a good cut through," he said.

He feels the road will be used by people on both sides

of the barricades.

"All those people (in Carlsbad) knew that was a street when they moved in," he said. "(Keeping it closed) is not fair to the neighbors to the north and it's not fair to the children who are required to go to Carlsbad's school. It just isn't right for them."

The residents on the Carlsbad side said that if they can't get the city to keep the barricades in place permanently, they'd at least like a delay of several months. Remove the barriers on College, allow those traffic patterns to be established, then later remove the ones on Mira Monte, they said.

Carlsbad Mayor Bud Lewis and City Councilwoman Ann Kulchin said the council may support that proposal. They could remove the College barriers in August, but wait on removing Mira Monte's barriers until after the new school year begins Aug. 31, they said.


Contact staff writer Barbara Henry at (760) 901-4072 or bhenry@nctimes.com.

## The TGIF Jazz in the Parks Concerts

The TGIF Jazz in the Parks concerts are in full swing and continue through August 27<sup>th</sup>. All concerts are free and run from 6pm to 8pm. Shuttle service is available for all concerts except Magee Park. Refreshments are sold onsite, but bringing your own food and refreshments is encouraged. The concerts will be located at our own Calavera Hills Park (Community Center) for the entire month of August. The popular Art-At-Jazz free hands-on art workshop for children and adults, takes place on the last concert at each park, from 5:30pm to 7:30pm. Art-At-Jazz is sponsored by the Carlsbad Arts Associates and provides all materials and instruction for your creative expression. The schedule of concerts and artists is below:

# TGIF JAZZ

In the parks 2004



**Stagecoach Park**  
3420 Camino de los Coches

June 18 The Braxton Brothers  
Smooth Jazz

June 25 Gilbert Castellanos  
Latin Trumpet Summit  
Latin Jazz

July 2 Terry Evans  
Blues

**Magee Park**  
Beech and Carlsbad Blvd.

July 9 Sue Palmer &  
Her Motel Swing  
Orchestra  
Swing

July 16 Yonvaz  
Latin Jazz

**Polansetta Park**  
6990 Hidden Valley Road

July 23 Fattburger  
Smooth Jazz

July 30 Special EFX featuring  
Cherri Mirucci  
Smooth Jazz

**Calavera Hills Park**  
2997 Glasgow

August 6 Li Ed &  
The Blues Imperials  
Blues

August 13 Jane Bunnett &  
Spirit of Havana  
Afro-Cuban Jazz

August 20 Kenny Neal  
Blues

August 27 Big Time Operator  
Blues

**FREE** 6 pm - 8 pm  
**Information:** 434-2904 or [www.ci.carlsbad.ca.us](http://www.ci.carlsbad.ca.us)  
Presented by the Cultural Arts Office/City of Carlsbad  
Produced by Reb Haggby Productions, Inc.  
TGIF Jazz receives major support from the Carlsbad Arts Associates. Additional support is provided by The Cheaps Center at La Costa Resort & Spa, D. H. Horton/Continental Series, Anadarko Development Company, Carlsbad By The Sea, Bressel Ranch, Archstone Communities, H Hawaiian Homes, San Diego Hills, Stone Homes, [www.stonehomes.com](http://www.stonehomes.com), The Grady at Innisville Suites Fe. Pueblo Bonita Hotels & Resorts, [www.walldesignconvention.com](http://www.walldesignconvention.com), Richmond American Homes and Alaska Airlines.

**FAMILY PETS, SKATEBOARDS, ROLLERBLADES, SKATES & BICYCLES ARE NOT PERMITTED AT THE CONCERTS.**

Free Shuttle Service Provided at:  
Stagecoach Park  
La Costa Canyon High School (across from the park)  
Polansetta Park  
Pacific Rim Elementary School & Hidden Valley Road  
Calavera Hills Park  
Hope Elementary School & Tamarack Road

Bring blankets • chairs • picnics  
Parking at all concert sites is limited.  
Drop-off lanes for food and gear are available.

## Quarry Creek Shopping Center

With the opening of College, Calavera Hills will have the new Quarry Creek Shopping Center conveniently located at the base of College. Listed below are the current stores and their open hours. Keep in mind that a Blockbuster Video, a Starbucks and a Krispy Kreme store are being built to open later in the year.

<u>Albertsons</u> (+inside ►)	Sav-on Pharmacy	Bank of America <small>(with ATMs)</small>	Starbucks
M-F 5am – Midnight	M-F 9am – 9pm	M-F 10am – 7pm	M-F 5am – 10pm
Sat. 5am – Midnight	Sat. 9am – 5pm	Sat. 10am – 4pm	Sat. 5am – 10pm
Sun. 5am – Midnight	Sun. 10am – 6pm	Sun. Closed	Sun. 5am – 10pm

### Wells Fargo Bank

M-F 9am – 6pm
Sat. 9am – 2pm
Sun. Closed



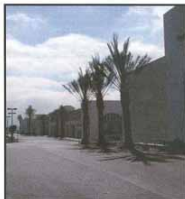
### PETsMART

M-F 7am – 9pm
Sat. 7am – 9pm
Sun. 9am – 6pm

<u>Walmart</u> (+inside ►)	Pharmacy	One Hour Photo	Optical
M-F 8am – 10pm	M-F 9am – 7pm	M-F 8am – 9pm	M-F 9am – 9pm
Sat. 8am – 10pm	Sat. 9am – 5pm	Sat. 8am – 9pm	Sat. 9am – 9pm
Sun. 8am – 10pm	Sun. 11am – 6pm	Sun. 8am – 9pm	Sun. 11am – 5pm

### Kohl's Department Store

M-F 8am – 10pm
Sat. 8am – 10pm
Sun. 9am – 9pm



## REAL ESTATE SALES

### Market Report for Barrington, Nantucket, Sheffield, and Capistrano

#### Active Listings

ESF = Estimated Square Feet  
 LP/SF = List price per square foot  
 DOM = Days On Market

*Sue's Listings*

Address	Beds	Baths	ESF	LP/SF	List Price	DOM
Barranca Court	3 + loft	2.5	1957	\$347	\$649,000 - \$679,000	12
Foothill Avenue	3	3	2050	\$349	\$690,000 - \$715,000	103
Foothill Avenue	3	3	2050	\$358	\$724,900 - \$734,900	80
Foothill Avenue	4	2.5	2642	\$302	\$759,000 - \$799,000	29
Stoneridge Road	4	3	2760	\$275	\$739,900 - \$759,900	89
Rill Court	5	3	2642	\$295	\$749,900 - \$779,900	1
Cavern Place	4	4	3190	\$244	\$779,000	25

#### Pending

OMD = Off Market Date (offer accepted)

Address	Beds	Baths	ESF	LP/SF	List Price	OMD	DOM
Strata Drive	4	3	3323	\$240	\$775,000 - \$799,000	06/11/2004	9

#### Sold

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

Address	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3647 Barranca Court	4	2.5	2160	\$660,000	\$306	05/24/2004	2
3888 Rockfield Court	3	3	2050	\$675,000	\$329	07/02/2004	19
3693 Strata Drive	4	3	2601	\$700,000	\$269	04/14/2004	4
3828 Stoneridge Road	4	3	2462	\$705,000	\$286	06/21/2004	38
3832 Stoneridge Road	5	3	2750	\$721,600	\$262	04/07/2004	18
3590 Bluff Court	4	2.5	2160	\$725,000	\$336	06/04/2004	39
3887 Stoneridge Road	4	3	2760	\$749,000	\$271	06/10/2004	16
3542 Harwich Drive	3	3	2287	\$754,900	\$330	05/12/2004	3
3510 Harwich Drive	4	3	2287	\$759,000	\$332	06/18/2004	1
3612 Bayview Place	4	3	2579	\$765,000	\$297	06/29/2004	13
3876 Rockfield Court	4	3	2760	\$798,000	\$289	06/14/2004	5
3804 Stoneridge Road	4	3	2944	\$815,000	\$277	05/13/2004	39

This information was compiled by Sue Landis on July 13th 2004 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.