



CalaveraHills.info!

Newsletter & Community Support Information

Presented by Sue Landis, RE/MAX By-the-Sea Tel: 760.715.6017



Dear Calavera Hills Friends,

As you can see, we have a new look and name for the newsletter. That is the result of launching a new community website, to complement the newsletter, called **www.CalaveraHills.info**.

I am really excited about this because we'll be able to publish more information on a regular basis and get more people in the community involved in the process. On the next page there's a description of the site and how you can participate. And don't forget to go online and bring up www.CalaveraHills.info. Please let us know your thoughts. We plan to continually improve this community site as we hear your comments and find out what is most valuable from your perspective.

A new section in the newsletter will be for community **Announcements**. We'll also be putting them online for viewing on the website. Mark your calendar now for the annual **Community Garage Sale** – it will be on **Saturday April 2nd** – see the Announcement page inside for more information.

We've been following the **Mira Monte Road Barrier issue** for at least six months now. The latest developments are that the Oceanside City Council has voted on it, and their traffic department has published a traffic analysis. We have summarized the outcomes in this newsletter, and more information is available on the website, including two recent newspaper articles and the Oceanside traffic analysis.

Lastly, we've included our **Market Analysis** and **Real Estate Stats** page for your review. The good news is that the housing market in Carlsbad seems to be gaining momentum again as we move into the new year!

Warm regards,

Sue Landis

P.S. I want to thank you for the referrals I've received from friends in Calavera Hills. Referrals are a valued part of my business and your support is appreciated!

www.CalaveraHills.info

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[The New Community Website – www.CalaveraHills.info](http://www.CalaveraHills.info)

The website has 14 pages for you to look over and use. The following is a very brief description of each page. If you'd like to learn more, go the 'home' page of www.CalaveraHills.info for a more detailed description.

[About Calavera Hills](#) gives you a background on how our community was designed and developed.



CalaveraHills.info!
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Welcome to the CalaveraHills.info Home Page!

Thanks for joining us on our new community website. This site is intended to complement our newsletter and give you an online place to learn more about what is going on in the community as well as a place for you to communicate with your neighbors.

Please take a tour and let us know your thoughts. We plan to improve the site as we hear comments from our Calavera Hills friends.

The website has informational pages and some pages designed to be interactive. Just below is a description of each section. Before we get started, I would like to suggest that you download Adobe Acrobat Reader from Adobe's website. This will enable you to open and print several of the documents that are part of this website. If you see the Adobe PDF symbol, like the one following this paragraph, you'll know that you can open the file using Acrobat.

If you'd like to download Adobe Acrobat 6.0, please click on the following link and follow the instructions on Adobe's website ([download Acrobat 6.0](#)).

[About Calavera Hills](#) gives you a background on how the area was designed and developed. We've provided a map (along with a printable PDF version) and an explanation of the original design and community requirements. It's nice to know that much of the remaining open areas will remain that way.

[Real Estate Stats](#) are the sales figures that we publish in each newsletter. We'll update them once a month online.

[Your Stuff For Sale](#) is a section that will give you a chance to sell items of value to your neighbors. You can think of this section as your online neighborhood 'garage sale!'

[Calavera Hills Biz Directory](#) is where you can list your business, or respond to an ad and give your neighbor's business a chance to provide what you're looking for.

The [Announcements](#) page gives you an opportunity to make an announcement to the community. These will be published online and

in our regular mailed newsletter.

In the [Calavera Hills Calendar](#) section, we'll keep an ongoing list of meetings and events that are relevant to our community.

The [Neighborhood Watch](#) section of this site will give you an introduction to this community action and problem solving program.

On the [Contact Us & Feedback](#) page you can easily submit your comments, recommendations, or requests. We'd really like to know what we can do to make this site a more valuable tool for Calavera Hills residents.

The [Newsletters & News](#) page will contain copies of prior newsletters and relevant news articles. Both can be downloaded and printed.

[School Links](#) is a page that includes the links from the various schools in the area.

The [Carlsbad Links](#) page contains links to Carlsbad sites for the city, local attractions and other useful information.

The [HOA](#) page contains information about the Calavera Hills Master Association. Learn about how it's expanding with the growth of our community.

The [Calavera Hills Preserve](#) page gives information about this hidden jewel. Learn more about it and link to volunteer groups and organizations that are working to maintain and improve it.

[Real Estate Buy and Sell](#) is a page that will link you to the Landis Real Estate Team. We are committed to the Calavera Hills community, in serving its residents and contributing towards making our local community a very desirable place to live.

Again, we will be very interested in hearing your feedback and getting your participation. We sincerely hope our new website will become a valuable resource for you and your family.

Mira Monte Road Barrier Update

The Mira Monte Road Barrier, and whether or not it should stay up or come down, is still being analyzed and debated by both Carlsbad and Oceanside. Oceanside, however, has had two important developments. The first is that their traffic department has published a traffic study and concluded that the barriers should come down to improve access and flow of traffic.



While the Oceanside study anticipated that traffic volumes would increase slightly [through surrounding neighborhoods] if the barriers were removed, it also acknowledged that *'it is unknown at this time how much the traffic will increase.'*

The second development is that the Oceanside City Council failed by a 2-2 vote to recommend the removal of the barriers. Included in this vote, and also put on-hold, was a proposed pedestrian gate between College Blvd and Esplanade (a wall and fence currently block pedestrians from going to or from College off Esplanade).

On the Carlsbad side, their traffic study will not be completed for another 30-45 days, and then the traffic engineers will make a recommendation to the Carlsbad City Council. The council will debate and vote on the issue some time after that. If you have an opinion on the matter and want your voice heard, please attend the Carlsbad City Council sessions where this issue is on the agenda. We will keep you posted.

For a February 4th Union-Tribune article, a January 16th North County Times article and the Oceanside Traffic Analysis, please go to www.CalaveraHills.info, the *Newsletters and News* page.

Announcements:

We'd like to thank **Tom Rendon** (of Foothill Avenue) for his time, energy and technical assistance in creating this website. Thanks Tom!
Sue & Steve Landis

Save Lake Calavera: Community Meeting and Press Conference

When: 9am February 14th, Monday

Where: Gate at the entrance to Lake Calavera Dam, Tamarack Ave

What: Carlsbad is planning on draining 80% of the lake in order to repair the dam. Come and find out more about this 20-month project and the potentially harmful consequences.

Annual Calavera Hills Community GARAGE SALE

Mark your calendars for the Saturday after Easter for the Calavera Hills Community Garage Sale. That's...

April 2nd, 7am - 1pm

Last year over 50 homes took part and everyone made a good day of it. See you there!

Organized and sponsored by Sue Landis, RE/MAX By-the-Sea
Please call or email Sue at 715-6017 or sue@landisrealestate.com
to let her know you plan to participate.

If you'd like to include an announcement in the mailed newsletter, newsletters will be published every 2 months on or around the following dates:

April 8th, Friday
June 10th, Friday
August 12th, Friday
October 7th, Friday
December 9th, Friday

If you miss the deadline and would like to post an announcement on the website, please let us know.

Real Estate Stats

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

Active Listings

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

Address	Beds	Baths	ESF	LP/SF	List Price	DOM
Stoneridge Road	3	3	2050	\$341	\$699,500	16
Barranca Court	3	3	2287	\$318	\$699,900 - \$726,500	147
Stoneridge Road	4	2.5	2662	\$278	\$740,000	68
Granite Court	5	3.5	2622	\$289	\$759,000	67
Gorge Place*	5	3.5	2592	\$304	\$787,464	17
Rockfield Court	4	3	2944	\$268	\$789,000	60
Gorge Place*	3	3	2872	\$278	\$797,980	15
Contour Place	5	3	2865	\$324	\$889,000 - \$929,000	9
Cavern Place	5	3.5	3300	\$270	\$889,900	2
Strata Drive	4	3	3015	\$330	\$995,000	137

(* New construction – Montara floorplans, estimated completion Aug 2005)

Sue's Listings!

Pending

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

Address	Beds	Baths	ESF	LP/SF	List Price	OMD	DOM
Foothill Avenue	3	3	2050	\$341	\$665,000 - \$699,999	02/02/2005	85
Promontory Place	3	2.5	2160	\$319	\$689,477	01/14/2005	87
Saddle Drive	4	2.5	2726	\$284	\$775,000	12/17/2004	4
Saddle Drive	4	2.5	2726	\$293	\$799,000	12/29/2004	98

Sold

SP/SF = Sold price per Square Foot

COE = Close of Escrow

Address	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3568 Bluff Court	3	2.5	2160	\$675,000	\$313	11/10/2004	42
3615 Barranca Court	3	2.5	1957	\$680,000	\$347	08/18/2004	16
3946 Foothill Avenue	3	3	2050	\$705,000	\$344	11/10/2004	61
3872 Stoneridge Road	5	3	2760	\$710,000	\$257	09/30/2004	39
3902 Rill Court	5	3	2642	\$735,000	\$278	12/10/2004	1
3911 Rockfield Court	4	3	2642	\$735,000	\$278	12/07/2004	4
3574 Gorge Place	4	3	2579	\$735,000	\$285	12/01/2004	4
3812 Stoneridge Road	4	3	2760	\$739,000	\$268	01/07/2005	32
3604 Barranca Court	4	3	2287	\$740,000	\$324	1/24/2005	55
3735 Cavern Place	4	4	3190	\$759,000	\$238	8/18/2004	32
3529 Knollwood Dr	4	3	2579	\$765,000	\$297	11/15/2004	6
3557 Rock Ridge Road	4	2.5	2632	\$775,000	\$294	01/09/2005	17
3887 Rockfield Court	4	2.5	2642	\$808,000	\$306	01/27/2005	34
3603 Terrace Place	5	3	3373	\$835,000	\$248	10/08/2004	22
3541 Knollwood Drive	5	3	2865	\$910,000	\$318	01/27/2005	49

This information was compiled by Sue Landis on February 5, 2005 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.