

El Dorado Realty, Inc.

NEIGHBORHOOD VOICE

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“Celebrating over 35 years of service”

April 2010



FROM THE DESK OF RON BEELER

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At Open House, last week, I looked out the Dining Room window and came face to face with a good sized possum (opossum). It wasn't a bad looking possum, it actually looked kind of friendly, but I have no compulsion to befriend possums, so I ignored it till it disappeared into the trees or somewhere. I don't care much for possums, they just look like big rats to me and I remember one, several years ago, that I think hissed at me. To be fair, I looked up some info on-line and found that the opossum is definitely not of the rat family, but is in fact the only marsupial native to North America. This means they carry their young in a pouch, much like the Australian kangaroo. They are, because of their mousy coat, felt to be dirty, but they are, to the contrary, one of the cleanest animals around. Their tendency to hiss and appear threatening when

cornered is only a defensive tactic. They generally look for the nearest exit and waddle away as quick as they can.

The very next evening, as I was bringing the cats in from the backyard, I noticed they were fixated on something in the yard, sure enough there was a big possum walking across the lawn. This one had babies attached to her underside and the combination was not a pretty site. Like a true possum, she just sat there in the yard staring at me, I finally gave up trying to schuss her away, and brought the cats into the house. Later that evening, I went looking for them, but to no avail and I haven't seen them since.

This brought to mind that this is the time of the year that the coyotes have their babies also. I wondered if the plentiful rains we have had could affect the population of wild animals from our neighboring parks and wet lands. I called the Nature Center, to see if they could enlighten me, and I was referred to John Keisler, Bureau Manager. He in turn had Lieutenant Dan Storza, from the Department of Fish & Game, give me a call and while there is no official projections, being that the rain increases the availability of food for mice, rats, rabbits etc. his guess was that this would most likely result in a growth in the coyote population.

I was supplied with the following statistics: Citywide (12/1//2009 – 3/19/2010), there were four pet attacks, 14 sightings with five being threatening. In our Zip code and 90815 there were only two coyote sightings reported, but that doesn't mean there wasn't more unreported activity.

I suppose the message is; be prepared, report sightings, keep your animals indoors and don't leave food outside to attract unwanted visitors. This excerpt from “Managing Urban/Suburban Coyote Problems”, published by the L.A. County Department of Animal Care and Control, says it all. *“Coyotes are attracted to urban/suburban areas by the easy accessibility of food, water and shelter. Reducing or eliminating the availability of these elements will often encourage coyotes to leave. Garbage can lids should be secured at all times. Pets should be fed during daylight hours and all pet food removed before dark. Ripe fruits and vegetables should be covered at night or the garden/fruit tress enclosed by coyote-proof fence to prevent access to hungry coyotes.”*

“To exclude coyotes, fences should be constructed which are at least 5-1/2 feet tall, These can be made of solid wood, cement blocks, brick or wire.” This would seem to make most of our backyards safe, unless there is

adequate room beneath gates to allow coyotes to crawl under.

Before I had a chance to go to press, I read in the Press Telegram that there is a new warning about Raccoons having rabies and the danger of your pets coming into contact with them. I haven't seen any raccoons in the neighborhood, but they are a definite possibility and could well spread the disease to the coyote and possum population.

People taking early morning or late afternoon walks near the park should be vigilant. I hope this reminder is of help and please don't forget to report sightings, call the Animal Control Office at (562) 570-3051.

Speaking of backyards, or front yards, for that matter, the City has a new program out to promote landscaping with drought tolerant plants. The program will allow pre-approved water customers to apply for a \$2.50 per square foot rebate, with a set maximum of 1,000 square feet allowed per customer. There is limited funding for the program, which means applications for the rebate will be taken on a first come, first served basis. Applications will be taken beginning April 7th; customers can find specific information about the program, including eligibility requirements and how to apply by visiting the established website www.lblawntogarden.com.

I got a call from a neighbor over on Kallin recently about an article she had seen in the press Telegram on Sunday March 28th which referred to a new Federal Regulation going into affect April 22, 2010 which affects all contractors working on homes built prior 1978. The kicker was that all renovation, repair and

painting work on residential property built prior to 1978, must be done by licensed lead employees/contractors/managers or owners who do work on his/her own buildings. The EPA threatens huge fines for failure to comply by the appointed date (up to \$37,500 a day). The ignorance of the law will not be an accepted excuse.

I had missed the article, but luckily found it before the trash collector came. After reading the article I did a little research and found that the source, "Apartment Association, California Cities", was a reliable source. Since this was the first I had heard of the new law I went further and went on line and found the regulation, verifying its authenticity. We realtors, for years, have been required to distribute booklets and disclosures related to the dangers of lead poisoning associated with the use of lead in most paints up to 1978, when paint manufacturer stopped using lead in paints. A major caveat was always, that if you didn't disturb the painted surface there was little concern for releasing lead. I don't know what motivated this new regulation, I can imagine that the number of renovations and remodeling of homes and businesses from the pre 1978 period has generated concern for the added release of lead into the air with sanding and cutting through painted surfaces. In any case contractors can be easily certified by attending a four to eight hour course at a cost of between \$150 and \$200.

How does this regulation affect the Homeowner working on his or her own home? I took the following information straight from the Federal EPA Website;

"If you are a homeowner performing renovation, repair, or painting work in your own home, EPA's RRP rule does not cover your project. However, you have the ultimate responsibility for the safety of your family or children in your care. If you are living in a pre-1978 home and planning to do painting or repairs, please read a copy of EPA's Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools (PDF) lead hazard information pamphlet (20 pp, 3.3MB). You may also want to call the National Lead Information Center at 1-800-424-LEAD (5323) and ask for more information on how to work safely in a home with lead-based paint."

Is walking in nature your passion? If you love the great outdoors and want to lend a hand while hiking at the Nature Center consider joining the **Trail Stewards** volunteer program. After attending training you'll be ready to share with visitor's information about the wonderful history and wildlife of **El Dorado Nature Center**. To gain all the benefits of the Trail Stewards program, attending both trainings is required. For more information, and to register contact: **Susan Ettinger** at **(562) 570-4885**. Training sessions are scheduled for May 15 and 22 from 9 a.m. to Noon.

Don't forget if you are planning to sell your current home or income property, I am ready and prepared to give you an up to date evaluation of your homes worth in the market today at **ABSOLUTELY NO COST** or **OBLIGATION**.

FREE PROPERTY EVALUATION

NO STRINGS ATTACHED!

Evaluation compares the features of your home to recent homes sold and yields realistic Market Value through the Sales Cost Analysis approach.

Ron Beeler

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Neighbors in the Ranchos were concerned recently when solicitors entered their gated front courtyards and appeared at their front doors uninvited. A quick call to the police got swift action, with the responding officers being able to locate the solicitors and explain that residents did not appreciate their entrance through closed gates. They also suggested that they take their business elsewhere. Such entry, through a gate to the front door, appears to be in a gray area and residents are advised to keep their gates locked and definitely display "No Solicitation" signs conspicuously.

If a solicitor ignores your signage, and comes to the door, tell them to leave. If they don't leave, call the police and have them cited.

In our last Rancho, we installed a clearly lighted intercom at the gate, with a self locking latch, which seemed to work very well. It is also advised to install a mail slot at the gate, to safeguard your mail.

While checking on the previous activity, I asked for an update on a

recent property break-in and the auto "smash & grab" incidents last month.

Kymerly Cloughesy, our community Oriented Public Safety Coordinator responded that while no new news is available the incidents are being worked by property crimes detectives. She also indicated that homeowners with locked gates should contact Southern California Edison about getting an electronic meter installed.

My wife and I attended the recent Candidate Debate, sponsored by the Long Beach Press Club and held at the El Dorado Restaurant. It turned out to be a fun evening, we enjoyed a great prime rib dinner and sat with friends Grace & Vicky from the El Dorado Park South Neighborhood Assn. We are fortunate to have such qualified people eager to serve on the City Council, on our behalf. I have nothing but good experiences working with Gerrie Schipske and her staff, and nothing at the debate changed my mind. Mike Hedges seems to be a very worthy candidate and I am sure that his background in the paving industry would be a great asset to our neighborhood, troubled by street and sidewalk damage. I wished him well and told him I hoped he would keep working within the community and perhaps run again next time around.

Homes sales in the neighborhood continue to improve. Recent sales of the 3-bedroom, 1-bath Carson Park homes have closed escrow at between \$425,000 and \$445,000, well above the lows around \$400,000 experienced since the collapse in 2006. The Ranchos have seen sales recently in excess of \$600,000, which is an excellent

sign that we are definitely in the recovery mode.

As of the date this newsletter went to print, we have zero 2-bedroom Carson Parks on the market, five 3-bedroom Carson Park homes and two Ranchos available for sale. The time is right, if you have been considering selling, the market in our neighborhood couldn't be better and as we enter the spring season, it will just get better.

Keep me in mind for that Free Property Evaluation, and by all means at least hear my pitch before settling on another Realtor. I am here to help, I know our homes and I have been in business since 1972. It is always advisable to contact at least three different realtors before settling on one to represent your interests. The agent you pick, regardless the size of company, will be the key in obtaining the best service and highest price for your home. Don't be misled by "Big Name Offices", the service you will get still boils down to that one individual representing you and the services he or she provides. I provide a full and complete service from the day you list with me till the day your home closes escrow. A short list of why I make a difference:

- I cooperate with all Realtors
- I hold frequent Open Houses
- I include your property on the Realtors Tour.
- I advertise in the local news papers and on-line.
- I provide full color Flyers, and make sure they are available in the sign box.
- I answer calls promptly.



384 Santiago Avenue, Long Beach

Spectacular 5-Bdrm, 6-Ba, Pool home. 4,436 sq. ft. Living Area on an 8,106 Sq. Ft. Lot (Per Assessor). Lots of all new features, a must see near Recreation Park & Golf Course. Asking \$1,900,000 **\$1,500,000**



3851 Daisy Circle, Seal Beach

College Park, 4-Bdrm, 3-Ba. Pool home. 2,615 sq. ft. Living Area on a 5,616 sq. ft. lot (Per Assessor). Fantastic location, just right for someone looking to Fix-up and save. Asking \$689,000



370 Wisconsin, Unit 206

Long Beach (4th & Carrol Pk.) Remodeled, 2-Bdrm, 2-Ba condo. 1,027 sq. ft Living area. (Per Assessor). Secured complex with Pool. Assn Fee \$181/mo. Walk to beach. Asking \$324,900



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