

El Dorado Realty, Inc.

NEIGHBORHOOD VOICE

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“Celebrating over 35 years of service”

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FROM THE DESK OF

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April's Events at El Dorado Nature Center

Join Long Beach Parks, Recreation and Marine and El Dorado Nature Center for two new programs celebrating nature!

You're invited to the Butterfly Ball! This “Parent and Me” workshop is for you and your children ages 2 to 5. We'll float and fly amongst the flowers, reminisce about our youthful days as caterpillars, and document our beauty for generations to admire. Come celebrate the wonderful, magical brilliance of butterflies, and be sure to wear your wings! This event will be led by Erika

Treller on Wednesday, April 13, from 10 to 11:30am, with a fee of \$10 per parent/child. Pre-registration is required, so be sure to call (562) 570-1745 ahead of time!

New Volunteer Opportunity: Sharing Nature in the City will allow you to share your tales on our trails! Come to El Dorado Nature Center for volunteer training in our newest program. In this two-part training you will learn all about the flora and fauna of our area, and get insider's tips on communicating this information to the public using the Nature Center's renowned interpretive techniques. Training will take place the Saturdays of April 9 and 16 from 9am to noon. Please feel free to call for more information.

Tina Burton
Community Information Specialist
Long Beach Parks, Recreation & Marine
2760 Studebaker Road
Long Beach, California 90815
562.570.3234

There is another exciting event which will be happening soon in our neighborhood, the letter on the next page has been distributed throughout the Rancho portion of our neighborhood and describes a trail plan for limited vehicle parking in the area bounded by Studebaker Rd on the West, Stevely Ave. on the East,

Wardlow Rd. on the North and Spring St. on the South. This area actually covers more than just Ranchos; it will impact all Carson Park homes located within the area.

When I got the letter I was curious as to the size vehicles affected and called the City to get measurements. I was told all vehicles greater than any of the following limits are affected:

Height: 85-inches = 7' 1”

Length: 240-inches = 20'

Width: 80-inches = 6' 8”

I know, many of you will not be thrilled by this news, but I like a lot of acquaintances, look forward to the studies positive outcome and expansion to the rest of our neighborhood.

Another occurrence recently has been the ticketing of some vehicles which were parked in such a way as to extend out of the driveway onto the sidewalk. This has always been illegal, and is a violation of the Americans with Disabilities Act. I am sure with the new study will come increased enforcement throughout the neighborhood. I am still waiting to hear about tickets for leaving trash cans out in front of homes, visible from the street. This has been a pet peeve of mine for a long time; it doesn't take much effort to put them behind a gate, so I can't see any reason it's not done.



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

333 WEST OCEAN BOULEVARD • LONG BEACH, CA 90802 • (562) 570-8283 • FAX (562) 570-8012

NOTICE OF PARKING CONTROL CHANGE NO OVERSIZED VEHICLES / NO UNATTACHED TRAILERS RANCHOS PILOT PROGRAM

Dear Ranchos Resident,

Over the course of the past few years there has been much discussion about banning the parking of oversized vehicles and unattached trailers in the City. As a result of those discussions the City Council approved a number of changes to the Municipal Code to provide new flexibility in the implementation of parking restrictions to address problem areas. Based on resident requests and discussions at community forums it has been decided to implement a pilot program to prohibit the parking of oversized vehicles and unattached trailers in your neighborhood. This is the first neighborhood-wide prohibition of its type to be implemented in the City.

Normally we would implement such prohibitions by installing signs on every block, which would translate to more than 200 new signs within the Ranchos neighborhood. Rather than increase sign clutter within the Ranchos, as a part of this pilot program it is our intention to only sign the 10 entrances to your neighborhood. Those entrance signs will be marked with the phrase "IN THIS AREA" which is intended to communicate that the new parking prohibitions extend to all streets within the Ranchos. It is important for all residents of the Ranchos to understand that even if a sign is not posted on their block that the parking of oversized vehicles and unattached trailers is still prohibited on all blocks within the Ranchos.

For those of you that might own larger recreation vehicles, there is a permit process that will allow you to park on the street for a maximum of 48 hours for up to 12 times (non-consecutively) a year. The intent of the permit is to allow residents to prepare vehicles for trips or to prepare them to be stored after a trip, not for the long-term storage of larger vehicles on the street. There is no permit process for unattached trailers. Additionally, if you own a trailer and attach it to a tow vehicle it most certainly becomes an oversized vehicle, which is also prohibited. If you have questions about permits or how the new parking restrictions will work please don't hesitate to give us a call.

We anticipate that the new signs will be installed in approximately forty-five days depending on the delivery of the signs from our vendor and the workload of our crews. It is important that you keep an eye out for the new signs since there will be no further notice informing residents of when the parking prohibitions become effective.

If you have any questions or comments about the pending new parking regulations, the definition of an oversized vehicle, the entrance sign concept, oversized vehicle permits, or any other related issue please don't hesitate to call Gil Baugh at (562) 570-6173. He can also be reached by e-mail at Jess.Baugh@longbeach.gov. Thank you.

Sincerely,

David Roseman
City Traffic Engineer

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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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As for real estate news, things continue to move along, sales are being made, but prices are still low, but steady. I look forward to some upward movement this spring.

Recent closings of Carson Park homes were;

7013 Hanbury St, 3-Bdrm. 1-Ba. Closed Escrow on 3/15/2011 at \$406,000.

7149 Keynote St, 3-Bdrm 1- 1/2 Ba. Closed Escrow on 3/29/2011 at \$400,000.

No Ranchos closed escrow last month. There are three Ranchos in escrow, along with six Carson Park homes.

I am working on two Carson Park listings and one Rancho that I hope to be able to market in the next couple of months. I need the listings; I am getting bored not having any listings in the neighborhood.

In follow-up to comments on page 1, I have inserted a couple of pictures taken at my home.



Which do you think looks better?



In case you didn't see it in the Press telegram or On-line, the entry to Long Beach from the north bound 405, the west bound 22 freeways and 7th St. will be closed beginning the week of April 18 for up to one year. So, I guess, the best way to get home if coming from the south, will be to take the 605 freeway north to the Katella-Willow off ramp.

Another note of interest that my wife thought newsworthy was a reminder in the press Telegram lately about VA Pensioners entitlement to coverage for in-home care. Home Instead Senior Care can help, their phone number is (562) 596-4884 and the VA Hospital in Long Beach can help with the details.

Our roommate, John is still looking for a new place to live, we've had several contacts, but nothing has worked out yet. If you know of anyone looking to rent out a room, please have them call, John Estes, at (562) 377-1053. I can vouch for John unquestionably, he is considerate, caring, and a true gentleman in his fifties.

Our Grandson, Dane, was here last week and had a great time, he could only spend a week this time but we look forward to a longer visit in the summer. What a weather shock he went through, it was snowy and flooding at his home in Pottstown, PA when he left. Can you imagine coming from that to day's close to 90-degrees? We went to Soccer games, swim meets and a day at Universal Studios.

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2114 Petaluma 3-Bedroom, 2-Bath
\$125,000 in upgrades, a true turnkey home in the heart of the Plaza.
Asking: \$530,000



Leisure World- Seal Beach

2-Bedroom, 1-Bath

Lovely corner unit entered from open side Patio with locking storage area. Skylights, Plantation Shutters, Air Conditioned and many upgrades.

Asking \$175,000 with \$272/mo Association Fees, which include maintenance & taxes..



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